



Stagecoach

PROPERTY OWNERS ASSOCIATION, INC.
Board Meeting
October 27, 2008

M-I-N-U-T-E-S

CALL TO ORDER – ROLL CALL – ESTABLISH QUORUM:

A meeting of the Board of Directors of Stagecoach Property Owners' Association was held on Monday, October 27th, 2008 at the Club House.

The Board listened to some complaints from homeowners present.

The Board also heard from TLC Property Maintenance and from Sunrise Landcare, who presented proposals for the landscaping care in the community. The Board will consider both proposals.

The meeting was called to order by Robert Carpenter, who acted as Chair at 7:00 PM. Board members present were Brian Troutman, Michael Cien, Anne Cameron, Mitchell Poulsen and Mary Cluck. Ken Koran was absent. A quorum was established. Notice of the meeting was posted on the property. Joan A. Fissella, LCAM of Management and Associates, was also present and acted as recording secretary.

READING AND DISPOSAL OF UNAPPROVED MINUTES:

Chair called for additions, deletions or corrections to the meeting minutes of September 22, 2008. **It was,**

ON MOTION: Duly made by Anne Cameron, seconded by Mary Cluck and carried unanimously.

RESOLVE: To approve the minutes of the meeting of September 22, 2008.

TREASURER'S REPORT:

Ken Koran was absent from the meeting; however, Joan read an email report from him as follows:

We spent \$25,870 in September versus a budget of \$30,223 – that is \$4,344 under budget for the month. For the year-to-date we are \$28,770 under budget. Nothing looked out of line in the September expenditures.

MANAGER'S REPORT: Copy attached and made a part hereof.

Joan Fissella gave the Manager's Report. Some items discussed were:

- ✚ ADT Security Systems contract. Joe Martinaitis is no longer with ADT and we have had a company called Optimum Systems connect the bars on the doors to our system and they have also cleared up the cameras for the monitoring system. We will be using them from now on instead of ADT or Surveillance Systems. Joan is still trying to get the bill from ADT taken care of.
- ✚ We received a proposal from Raymow to remove 15 dead Pine Trees and 2 dead Wax Myrtle Trees. It was tabled until the Board makes a decision as to the landscaping contract.
- ✚ The Board reviewed the proposal from Gulf Coast Lakes & Wetlands and had several points that need clarification before a decision can be made. It was tabled pending receipt of the requested information.

COMMITTEE REPORTS:

Security Committee:

Craige Cameron gave the report. Some items discussed were:

- There will be 3 Sheriff's cars patrolling the community on Halloween.
- We have had some graffiti.
- There were some cars parked at the rec center and the teens were drinking beer and were asked to move.
- There was some vandalism in the ladies room.
- There will be training for the Security Patrol.

Architectural Review Committee:

- ❖ Ann Troutman gave the report advising that we have only had 2 applications.

Grounds Committee:

Frank McVay gave the report. Some items discussed were:

- There is a meeting with homeowners on November 9th to discuss the playground.
- The carpet is worn in the workout room and Frank presented samples from Keeps Carpet One Floor & home Carpet. After a discussion by the Board, **It was ON MOTION:** Duly made by Brian Troutman, seconded by Mary Cluck and carried unanimously

RESOLVE: That we purchase Carpet #4, Pep Club III, 100% Nylon, Loop Pyle, Commercial for the total price installed of \$3,254.91 in the Mink color and that we have Coastal Fitness remove and return all the equipment for the sum of \$500.00 and that the fitness room and rec room be closed from December 1st to December 5th to enable this to be done.

Newsletter Committee:

GiGi Cien gave the report.

- ✓ We need to limit ads to ½ page starting next year due to the amount of full page ads that are requested and that there is not enough room for articles, which would increase the cost of the newsletter and postage.
- ✓ Holiday decorations and contest was discussed and the Board advised that it would be the same as last year.

Fining Committee:

Harold Soskin gave the report:

- Mark Johnson appeared before the committee on October 13, 2008 for a dirty driveway and the Board is extending his time for 60 days to have it stained.
- The Committee requested that they be allowed to view properties prior to the date set for hearing. **It was**

ON MOTION: Made by Anne Cameron, seconded by Mitchell Poulsen and carried unanimously.

RESOLVE: The Fining Committee is allowed to do drive-bys prior to the hearing date to be able to make recommendations to the Board.

UNFINISHED BUSINESS:

The Board discussed the commercial vehicles in the community and will review the fines for commercial vehicles. The Board also discussed the fining process for other violations. **It was**

ON MOTION: Duly made by Brian Troutman, seconded by Mary Cluck and carried unanimously

RESOLVE: To levy a fine of \$50.00 immediately after the hearing date if a homeowner does not appear, payable to Stagecoach Property Owners Association. The homeowner will have ten (10) days from the date of the letter to correct the violation. If not corrected by then, a fine of \$10.00 per day, beginning the 11th day will be assessed.

NEW BUSINESS:

The Board reviewed the Budget for 2009. **It was**

ON MOTION: Duly made by Brian Troutman, seconded by Mary Cluck and carried unanimously

RESOLVE: To approve the budget for 2009 in the sum of \$155.00 per quarter.

ADJOURNMENT:

There being no further business to come before the Board, upon Motion the meeting was adjourned at 8:55 PM. The next meeting is scheduled for Monday, November 24th, 2008.

Submitted by

Approved by:

Joan A. Fissella, LCAM
Management & Associates

Robert Carpenter, President
Stagecoach POA