



Stagecoach

PROPERTY OWNERS ASSOCIATION, INC.

Board Meeting

November 24th, 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, November 24th, 2008 at the Club House.

The Board listened to some complaints and comments from homeowners present.

The meeting was called to order by Brian Troutman, who acted as Chair at 6:50 PM. Board members present were Brian Troutman, Michael Cien, Anne Cameron, Mitchell Poulsen, Ken Koran and Mary Cluck. Robert Carpenter 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 October 27th, 2008. **It was,**

ON MOTION: Duly made by Anne Cameron, seconded by Michael Cien and carried unanimously.

RESOLVE: To approve the minutes of the meeting of October 27th, 2008.

TREASURER'S REPORT:

Ken Koran gave the following report:

We spent a total of \$26,716.00 for the month of October. We were \$3,507.00 under budget for the month and if there are no unexpected expenses, we should be \$30,223.00 under budget for the year.

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

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

- ✚ Raymow had removed some trees and there was some confusion with regard to the price and what other trees needed to be cut. Apparently, they cut 9 trees and told Frank it would cost \$20.00 per tree, which Frank OK'ed. We have now received an estimate from Raymow to cut 10 additional trees for \$650.00. If

Raymow will honor this price, the Board approved the cutting of the additional 10 trees for \$650.00.

- ✚ Joan requested the Fining Committee to send their report in earlier so that fines could be imposed.

COMMITTEE REPORTS:

Security Committee:

Craige Cameron was absent and Anne gave the report. Some items discussed were:

- There was a quarterly meeting with Deputy Dan Olde and the neighborhood watch.
- We still have some graffiti.
- There are added patrols during the week.

Architectural Review Committee:

- ❖ Ann Troutman gave the report advising that we have had very few applications due to the holidays.

Grounds Committee:

Frank McVay gave the report. Some items discussed were:

- There was a meeting with homeowners on November 9th to discuss the playground.
- The flag pole at the entrance was damaged due to a hit and run driver.
- We have additional graffiti.
- Pool is up to code with regard to the drains and the new laws.

Newsletter Committee:

GiGi Cien gave the report.

- ✓ The cut off date for articles is December 13th, 2008.
- ✓ The contest for decorations will be judged the second week of December and it will be conducted the same as last year.
- ✓

Fining Committee:

Harold Soskin gave the report:

- There were 9 letters sent out to homeowners to appear before the committee. No one appeared before the committee; however, one homeowner contacted Joan before the meeting and another contacted her after the meeting.
- The committee will send its report to M&A as soon as possible after the meeting so that violation letters can be sent out.
- There will be no December hearing meeting; but there will be one in January.

UNFINISHED BUSINESS:

- ❖ The Board discussed commercial vehicles in the community. The first thing that we need to do is get the definition of a commercial vehicle and then discuss what is allowed and not allowed in the community.

❖ The Board then discussed the landscaping contracts and the service we have been receiving from our present landscaper. **It was,**

ON MOTION: Duly made by Mitchell Poulsen, seconded by Mary Cluck and carried by majority with 4 voting for; 1 voting against and 1 abstaining.

RESOLVE: To terminate the contract with Raymow Landscaping and accept the contract with TLC Property Maintenance in the sum of \$5,750.00 per month.

❖ Jeff Mangel from Gulf Coast Lakes & Wetlands, who previously presented a proposal for the maintenance of the lakes was present at the meeting and answered questions from the Board. **It was,**

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

RESOLVE: To terminate the contract with Aquatic Systems and accept the contract with Gulf Coast Lakes & Wetlands in the sum of \$1,750.00 per month.

NEW BUSINESS:

Brian Troutman advised the Board that he had met with interested residents on November 9th, 2008 to discuss the playground, which included possible expansion; new equipment and cost. He presented a proposed sketch which would expand the existing playground. **It was,**

ON MOTION: Duly made by Mary Cluck, seconded by Michael Cien and carried unanimously.

RESOLVE: To expand the playground.

It was,

ON MOTION: Duly made by Anne Cameron, seconded by Ken Koran and carried unanimously.

RESOLVE: To preliminarily commence the expansion of the playground by moving the fence and spraying the grass with round up and leveling the area with 25 yards of fill dirt at a cost not to exceed \$2,500.00.

ADJOURNMENT:

There being no further business to come before the Board, upon Motion the meeting was adjourned at 8:10 PM. The next meeting is the Annual Meeting scheduled for Monday, January 26th, 2009.

Submitted by

Approved by:

Joan A. Fissella, LCAM
Management & Associates

Brian Troutman, Vice-President
Stagecoach POA