



Stagecoach

PROPERTY OWNERS ASSOCIATION, INC.

Board Meeting

February 25th, 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, February 25th, 2008 at the Club House.

The meeting was called to order by Robert Carpenter, who acted as Chair at 7:00 PM. Board members present were Ken Koran, Barbara Carpenter, Michael Cien, Anne Cameron and Mitchell Poulsen. Brian Troutman 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 November 26th, 2007. **It was,**

ON MOTION: Duly made by Barbara Carpenter, seconded by Anne Cameron and unanimously carried.

RESOLVE: To approve the minutes of the meeting of November 25th, 2007.

At this time Barbara Carpenter read her resignation letter and presented it to the Board. The Board thanked her for her many years of service. Mary Cluck was then officially appointed to the Board of Directors to fill the open seat.

TREASURER'S REPORT:

Ken Koran gave the Treasurer's report.

- We have spent \$22,353.00 for the month of January and are \$7,870.0 under budget for the month.
- Ken requested that we purchase our monthly CD of \$15,000.00 out of our money market account at Bay Cities Bank. **It was,**

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

RESOLVE: To cut a check from our money market account at Bay Cities for \$15,000.00 for Ken to purchase an additional CD.

- We have a CD at SunTrust that will be maturing on 2-16-08 that will roll-over.

MANAGER'S REPORT: Copy attached and made a part hereof.
Joan Fissella gave the Manager's Report.

- Joan explained to the Board that at a recent CONA meeting, Attorney DeFurio was present and went over the process of foreclosure of properties for non-payment of maintenance fees. When a bank forecloses on a property, if a lien has been filed by the Association for non-payment of maintenance fees it remains as a lien and either the bank will pay it off or when the bank sells the property, it will be paid off. It is not feasible for the Association to foreclose on a property at the present time as the lien will always remain in place and eventually be paid off. Once a lien is placed on a property, all future assessments and legal fees are added to the original lien.
- There was a discussion between the Board concerning the process of sending out letters for late payments and the deactivating of delinquent homeowners' cards for the Recreation center. The Association documents state that passes would be deactivated after delinquency of 30 days; however, the Association would have to be notified every day if payments were made. Late letters are sent out to the homeowners after the 15th day of the month and there is a late fee of \$25.00 charged to the homeowner. There are many times when the payment is made in the same month and the letter and the payment cross in the mail. **It was,**

ON MOTION: Duly made by Mary Cluck, seconded by Mitchell Poulsen and carried unanimously.

RESOLVE: That a late letter will be sent out around the 15th of the month when payment is due and advising the homeowner that a late fee of \$25.00 will be assessed after the end of the month if payment is not received.

It was,

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

RESOLVE: If payment is not made after 60 days, the homeowner's card will be deactivated.

The late letter will state that Stagecoach's policy is that a late fee of \$25.00 will be assessed if payment is not received by the end of the month and that the homeowner's card will be deactivated if payment is not made after 60 days and also advising that when payment is made, reactivation may take up to one week to process. Management and Associates will transmit a report weekly of the delinquencies to the club house.

- Coastal Fitness and Frank have checked the equipment in the fitness room and have ordered parts for certain machines and will be repaired within the next week or so. One of the elliptical machines is broken and beyond reasonable repair. They have supplied estimates for three different machines. The estimates are based on different hours of usage. After discussion and review by the Board, **It was,**

ON MOTION: Duly made by Ken Koran, seconded by Mary Cluck and carried unanimously.

RESOLVE: To replace the elliptical machine with the one on the proposal in the amount of \$2,959.65.

➤ Raymow has sent in a proposal for trimming the trees at the pool area and pool parking area. After discussion, **It was**

ON MOTION: Duly made by Mary Cluck, seconded by Ken Koran and carried unanimously,

RESOLVE: To accept the proposal from Raymow for elevating the Oak trees in the pool area and pool parking area in the sum of \$650.00.

➤ There is a dead pine tree at the entrance of Hawkeye and we have received a bid from Tom Werner in the sum of \$300.00 and a bid from Raymow in the sum of \$325.00 to remove the dead pine tree and grind the stump. **It was,**

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

RESOLVE: To accept the bid of Raymow in the sum of \$325.00 to cut the dead pine tree and remove the stump from the entrance of Hawkeye at the same time that they are trimming the Oak trees.

➤ The homeowner at 3423 Golden Eagle Drive and the homeowner at 3601 Golden Eagle Drive have not complied with the removal of the violations and therefore will be referred to the Fining Committee. Joan explained to the Board that we cannot just send out a fining letter and that according to the law, they are to be sent a letter with a hearing date to appear before the committee to plead their case. Barbara Carpenter has volunteered to be on the Fining Committee and will check with the other members if they are still on the committee and when they would be available to set up a hearing date.

➤ A fence has been placed around the reclaimed water pipes at the front entrance by error on the part of the fencing company that was suppose to put it up in Santa Fe and they have agreed to give us a discount if we agree to leave it there.

➤ The vending machines have finally been removed after many, many calls to them.

➤ We have received a check from the mother at Santa Fee for their portion of the damage to the rest room caused by their son; however, the mother for the boy from Stagecoach refuses to pay for their portion; stating that we do not have any proof that her son was involved and the only reason Mrs. Pike paid was because she needs a place to live. Mary Cluck has volunteered to contact Mrs. Collins regarding the numerous damages her son, Jared, has committed in the neighborhood, of which Mary was a witness.

At this time, the representatives of Aquatic Systems gave the Board a report of the ponds and some of the problems with the ponds. They answered some questions from the Board and from some of the members present. We had inquired about aeration in the ponds and they explained how it worked. They will be giving us an estimate for the ponds in the front entrance for aeration.

COMMITTEE REPORTS:

Security Committee:

Craig Cameron gave the report.

- 1) Vandalism continues. Gas is now being siphoned from cars. There was a report of some activity in the pool parking lot around 10:00 PM with cars pulling in and out and possibly some drug activity going on. Craig has advised the Sheriff's Department about this and the deputies will watch the area when they are on patrol.
- 2) On April 22nd, 2008, there will be a security patrol meeting. Sheriff Bob White will be in attendance and we will put it in the newsletter and invite the community to attend.

Architectural Review Committee:

Ann Trautman gave the report.

- ❖ We have received some applications for painting and expect to see more now that the weather is getting better.

- ❖ Joan inquired about basketball hoops and was advised that the homeowner is to request permission from the committee and they are to be out of sight when not in use. Homeowners are not complying with this rule. Violations letter are to be sent out. Mailboxes and landscaping are the main violations and we need to put it in the newsletter reminding people to comply with the covenants because we are going to enforce the fines.

Grounds Committee:

Frank McVay gave the report.

- Lights at the entrances and around the circle were discussed. Also the lights at the entrances to each street were discussed. Frank will be getting estimates for different lighting.
- Vandalism is occurring at the entrance lights and also for the signs. We need to get proof.
- Frank will get an update on the pressure washing. It was noted that the company must be licensed and insured.
- The stripping has been completed and the signs will be checked.
- We need to get estimates to update the security system, which is outdated.

UNFINISHED BUSINESS: None

NEW BUSINESS: None

ADJOURNMENT:

Meeting was adjourned at 9:00 PM by President, Robert Carpenter. The next meeting is scheduled for Monday, March 24th, 2008.

Submitted by

Approved by:

Joan A. Fissella, LCAM
Management & Associates

Robert Carpenter, President
Stagecoach HOA