



# Stagecoach

**PROPERTY OWNERS ASSOCIATION, INC.**  
**Board Meeting**  
**March 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, March 24th, 2008 at the Club House.

The meeting was called to order by Robert Carpenter, who acted as Chair at 6:37 PM. Board members present were Ken Koran, Mary Cluck, Michael Cien, Anne Cameron, Brian Troutman and Mitchell Poulsen. 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 February 25<sup>th</sup>, 2008. **It was,**

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

**RESOLVE:** To approve the minutes of the meeting of February 25<sup>th</sup>, 2008.

### **TREASURER'S REPORT:**

Ken Koran gave the Treasurer's report.

We have spent \$29,065.00 for the month of February and are \$1,188.00 under budget. **It was,**

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

➤ **RESOLVE:** To approve the Treasurer's report.

Brian Troutman asked what interest rate we are getting on our CD's and also the amount of the CD's we have.

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

Joan Fissella gave the Manager's Report.

- The new elliptical machine was delivered and the Board decided that we would keep the old one until it is no longer working and then would decide what to do with it.
- Violations were discussed and the need for a fining committee so that we can fine the homeowners who keep ignoring our letters. GiGi volunteered to chair the committee with Barbara Carpenter and Linda Valentine volunteering to be on the committee. Anne suggested another possible committee member - Mark Hardy. Earlene Stafford, who was present as a homeowner, then volunteered to be on the committee also.
- We have received 2 bids to pressure wash the white vinyl fence behind the community homes; one from Riptide for \$942.48 and the other from Integrity Pressure Cleaning, Inc. for \$1,000.00. Joan advised the Board that she has had experience with Riptide and that they did very good work and would probably do the work for \$850.00 in view of the fact that they are a newer company and are trying to get business and make a name for themselves. **It was,**

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

**RESOLVE:** To have the vinyl fence pressure cleaned by Riptide for \$850.00.

- Mitchell had given the Board an estimate of \$80.00 to mow the lawn and trim the palm trees at 24902 Blazing Trail Drive. One of the homeowners present advised the Board that the neighbors had already mowed the lawn. Mitchell said he would trim the palm trees for \$40.00. Brian Troutman brought up the fact that it may be a conflict of interest to have a Board member doing this work without getting estimates from other people. Anne Cameron and Linda Valentine advised that they had neighbors who also were landscapers and would give Joan their name and number to get an estimate from them on any homes that are vacated, abandoned and in need of landscaping upkeep.

## **COMMITTEE REPORTS:**

### Security Committee:

Craige Cameron gave the report and had nothing out of the ordinary to report and wanted to remind everyone of the security meeting on April 22<sup>nd</sup>, 2008 at which Chief Bob White will be present.

### Architectural Review Committee:

Ann Troutman gave the report.

- ❖ We had received 15 applications for mostly for painting and installing fences, which had been approved.

### Grounds Committee:

Frank McVay gave the report.

- Frank asked the Board if the bench that had been broken at Castle Rock could be replaced. The Board discussed this bench and other benches in the community that the homeowners use and that the kids abuse. The purchase of a new bench was tabled and it was recommended that the bolts that are sticking out be cut so that no one will get hurt, **It was**

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

**RESOLVE:** That the bolts be cut in view of the fact that if new benches were purchased, they would probably require different bolts.

o Frank had spoken with Withlacoochee Electric about light poles around the park so that it would not be so dark and they had indicated that the cost would not be very high and that we would pay to put the lights in and then pay for the electricity for their use every month. The Board discussed the need for the lights and recommended that Frank get an estimate for the installment.

o The card reader that the rec center is outdated and need to be up graded to handle our needs. ADT Security Services advised that it would be a couple of hundred dollars for the up grade. **It was**

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

**RESOLVE:** To purchase the WinPak upgrade for the card reader system, which includes installation, programming and training?

**UNFINISHED BUSINESS:**

Supervision Surveillance gave an estimate to update our security system. The estimate is for a 16 channel digital recorder, 500 gig memory, built-in CD burner for the sum of \$4,975.00, with a credit of \$1,360.00 for the trade in DM D5 unit, total price of \$3,615.00. The Board discussed the need for the upgraded system in view of the recent vandalism and the need to be able to obtain tapes of any occurrences. Brian asked what type of warrant came with it. Joan advised that she would contact Supervision Surveillance for the warranty and information. **It was,**

**ON MOTION:** Duly made by Brian Troutman, seconded by Anne Cameron, and carried unanimously,

**RESOLVE:** To purchase the digital recorder for the sum of \$3,615.00.

**NEW BUSINESS:**

There are fire ants at the bus stop, dollar weeds in the common area at the last house on Mossy Oak Circle and the bushes on Stagecoach need to be trimmed. Joan will contact Raymow on these issues.

**ADJOURNMENT:**

Meeting was adjourned at 7:45 PM by President, Robert Carpenter. The next meeting is scheduled for Monday, April 28th, 2008.

Submitted by

Approved by:

---

Joan A. Fissella, LCAM  
Management & Associates

---

Robert Carpenter, President  
Stagecoach HOA