



Stagecoach

PROPERTY OWNERS ASSOCIATION, INC.
Board Meeting
May 22nd, 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, May 22nd, 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, Mary Cluck, 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.

Henrietta & George Beck have complained to the Board's that the neighbor next to them and behind them have fences in the drainage easement lines and are causing water in their yard when it rains. The Board recognized Kellie Petry and reviewed the properties at 24817 Wild Frontier Drive and 3708 Golden Eagle Drive and have determined that the fences have been on these properties for 4 and 5 years and there is no problem and the fences do not have to be moved.

Steven Whallen of Affordable Home Inspection of Tampa Bay, Inc. made a presentation for home inspections to save money on home owners insurance.

READING AND DISPOSAL OF UNAPPROVED MINUTES:

Chair called for additions, deletions or corrections to the meeting minutes of April 28th, 2008. **It was,**

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

RESOLVE: To approve the minutes of the meeting of April 28th, 2008.

TREASURER'S REPORT:

Ken Koran gave the Treasurer's report.

- We have spent \$25,482.00 for the month of April and are \$4,741.00 under budget.

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

Joan Fissella gave the Manager's Report.

- Video system upgrade was installed and there will be a training session on June 5th, 2008 at 6:00 PM.
- The Board has requested that we get an independent surveyor to do a survey of the property behind 3333 and 3339 Mossy Oak Circle to determine whether the fences encroach on HOA property.
- 2 violations have been sent to the hearing committee and 3601 Golden Eagle needs to be sent to the hearing committee also for parking the motor home and commercial vehicle constantly on the property.
- The homes that have been abandoned due to foreclosure or bankruptcy need to have the landscaping taken care of. **It was,**

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

RESOLVED: To obtain quotes from several landscapers to mow the lawns and trim the shrubs, etc. and have the lowest bidder take care of the homes, after sending letters to the homeowners, per the documents of the Association.

COMMITTEE REPORTS:

Security Committee:

Craige Cameron gave the report.

- We have received a commendation for our security patrol.
- We will have a speed control placed on Austin Range.
- There will be off-duty patrols this holiday weekend.

Architectural Review Committee:

Ann Troutman gave the report.

Ann thanked the committee for a job well done while she was on vacation.

- ❖ We continue to have applications for fences, painting, and basketball hoops.

Grounds Committee:

Frank McVay gave the report.

- There is a coat rack in the exercise room for the convenience of the homeowners.
- Withlacoochee has completed the installation of the lights in the park area.
- The bench at Castle Rock has been repaired.
- Frank is getting estimates for an audio system for the pool for music and announcements.
- The front entrance needs to have some plants and we will get an estimate from Raymow for plants for the front entrance.

UNFINISHED BUSINESS: None

NEW BUSINESS:

It was requested that Frank obtain the price for 3 more benches and concrete slabs for them.

ADJOURNMENT:

Meeting was adjourned at 8:00 PM by President, Robert Carpenter. The next meeting is scheduled for Monday, June 23rd, 2008.

Submitted by

Approved by:

Joan A. Fissella, LCAM
Management & Associates

Robert Carpenter, President
Stagecoach HOA