



# Stagecoach

**PROPERTY OWNERS ASSOCIATION, INC.**  
**Board Meeting**  
**June 23rd, 2008**

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## **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, June 23, 2008 at the Club House.

Homeowner at 3235 Golden Eagle Drive appeared before the Board in view of the fact that he had received a violation letter that the paint on his home was too dark.

Homeowner discussed the problem with the squirrels in the park and the Board advised that it would be a discussion under New Business. She also mentioned to the Board about the weeds on the common area on Red Rock that needs to be addressed in view of the fact that they are spreading into her yard.

The representative from "Escapades Fitness Spa" gave a presentation about water aerobics classes.

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.

### **READING AND DISPOSAL OF UNAPPROVED MINUTES:**

Chair called for additions, deletions or corrections to the meeting minutes of May 22nd, 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 May 22nd, 2008.

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

Ken Koran gave the Treasurer's report.

- We have spent \$23,313.00 for the month of May and are \$6,910.00 under budget.

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

Joan Fissella gave the Manager's Report.

- The Board of Health requested certain items to be corrected at the pool. **It was ON MOTION:** Duly made by Michael Cien, seconded by Anne Cameron, and carried unanimously.

**RESOLVE:** To correct and purchase new signs at the pool with minimum of 1" letters which must be legible from the pool deck.

- Henrietta & George Beck sent an email concerning the drainage behind their home. The Board advised that they will have Pasco County Code Enforcement and SWFMD review the situation.
- A letter was received from Shumway's attorney with regard to the fence issue and it will be referred to the Association's attorney.
- The truck is still being parked at 3601 Golden Eagle and a fine letter was sent on 6/20/08 for \$100.00; however, the truck is still being parked in the community.
- The concrete footers have been poured and 3 benches have been ordered. **It was**

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

**RESOLVE:** To ratify the purchase of the concrete to form the footers in the sum of \$338.00 and to purchase 3 benches, totaling \$495.00 for the park, to be paid out of the general reserve fund.

**COMMITTEE REPORTS:**

Security Committee:

Craige Cameron gave the report.

- There is suspicious activity in the recreation parking lot at night.
- County is having a gun buy back.
- County is having a pill drop.

Architectural Review Committee:

- ❖ No report due to the absence of Ann Troutman; however, we continue to receive applications and they are being processed

Fining Committee:

Harold Soskin gave the report.

- 1) The unlicensed vehicle at 3228 Fremont Court was removed prior to the hearing and the violation has been corrected.
- 2) The door at 3424 Golden Eagle Drive was painted prior to the hearing and the violation has been corrected.
- 3) Homeowner at 3601 Golden Eagle Drive appeared before the committee indicating that he had received a letter involving the parking of a commercial vehicle in his driveway; however the committee did receive a copy of the letter. He advised the committee that he had spoken to M&A and that he had an off-site

parking place for this vehicle. The committee's initial recommendation was to remove the fine. Subsequently, the commercial vehicle was found parked in the resident's driveway on several occasions. It would seem that the resident did not provide information that would allow the fine to be removed. In recent communications between M&A and the Board and verification of the vehicle's presence in the driveway, the Board decided that the fine was in order and a letter to that effect was sent during the week ending June 20<sup>th</sup>.

#### Grounds Committee:

Frank McVay gave the report.

- Two skimmer plates are broken and getting estimates for repair.
- We will leave the grass in the pump station and Raymow needs to cut it.
- The Board of Health did not mention the pipe in the kiddy pool and we will leave it until something is reported.
- There was a discussion about resurfacing the play area and estimates and different ideas will be looked into. Previously, estimates for rubberizing it were too expensive.
- Frank brought up the subject of a table and benches for the play area and after checking in the catalog. **It was.**

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

**RESOLVE:** To purchase the steel plastic-coated tables, No. HLP-ST3, round, camel color in the sum of \$899.00, to be paid out of general reserve fund.

- There is an aggressive alligator with babies on Red Rock and Golden Eagle and we will call the Alligator Control people to remove them.
- Still checking on audio systems estimates.
- Repair on locks.

**UNFINISHED BUSINESS: None**

#### **NEW BUSINESS:**

- a) The squirrel problem in the park was discussed. We will get signs warning people about feeding them. Mary will check on the size and proper wording.
- b) Adult swim was discussed. **It was**

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

**RESOLVE:** To have an adult swim time during the months of July, August and September on Wednesday from 6:00 PM to 9:00 PM.

- c) The aerobics classes were discussed. **It was**

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

**RESOLVE:** To have aerobics classes every Wednesday at 10:00 AM.

#### **ADJOURNMENT:**

Meeting was adjourned at 8:40 PM by President, Robert Carpenter. There will be no August meeting and the next meeting is scheduled for Monday, July 28th, 2008.

Submitted by

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Joan A. Fissella, LCAM  
Management & Associates

Approved by:

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Robert Carpenter, President  
Stagecoach HOA