

# Stagecoach

PROPERTY OWNERS ASSOCIATION, INC.

## Board of Directors Meeting Minutes Wednesday, November 13, 2002 6:30 P.M. Stagecoach Recreation Center

1. Call to Order, Roll Call, Establish Quorum-

President George Morgan called the meeting to order at 6:30 p.m. The following Board members were present: Tara Lebron, Mark Nagel, Barbara LoVallo and Timothy Hoeft. Joe Zimmer and William Langston were absent. Carl F. Sivak of the Melrose Management Group was present. A quorum was established.

2. Secretary Barbara LoVallo posted proof of Notice.

3. Reading and Disposal of Unapproved Minutes-

**On motion:** Duly made by Barbara LoVallo, seconded by Tara Lebron and carried unanimously.

**Resolve:** To waive the reading of the minutes from October 15, 2002 and accept them as submitted.

**On motion:** Duly made by Barbara LoVallo, seconded by Tara Lebron and carried unanimously.

**Resolve:** To waive the reading of the minutes from November 4, 2002 and accept them as submitted.

4. 2003 Budget-

**On Motion:** Duly made by Mark Nagel, Seconded by Barbara LoVallo and carried unanimously.

**Resolve:** To approve the 2003 budget as presented with an annual assessment of \$520.00 payable in quarterly installments of \$130.00.

5. ACC Response Letter from the Attorney-

Attorney Mezer has not submitted a response as of today's date. The Board of Directors requested Attorney Mezer and/or a representative attend the Annual Meeting of the Membership that shall be held on Thursday, December 5, 2002.

Additionally, it was requested by the Board of Directors to have Attorney Mezer conduct a search of ownership at the address of 3149 Castle Rock Dr. The Board of Directors requested a letter from Attorney Mezer, indicating the status of the above mentioned.

6. Nominating Committee-

The nominees presented to run for the Board of Directors are as follows: Bruce Brown, Gilbert Dembeck, Barbara LoVallo and George Morgan. The nominees shall be presented in ballot format to the membership for their vote of two (2) Directors for election at the Annual Meeting of the Membership.

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7. AD- Hoc Teller Committee-

**On Motion:** Duly made by Mark Nagel, Seconded by Tim Hoeft and carried unanimously.

**Resolve:** To appoint Russ Stafford, Eric Lebron, Georgiana Cien, Ian Kimpton, Ann Troutman, Mary Rycerz and Valerie Hoeft for the purpose of certifying the ballot tally for the Annual Meeting of the Membership.

8. A/R Liens-

**On Motion:** Duly made by Mark Nagel, Seconded by Tim Hoeft and carried unanimously.

**Resolve:** To have all accounts past due, not including the fourth quarter, be sent to the Associations Attorney for lien process and filing.

**On Motion:** Duly made by George Morgan, Seconded by Barbara LoVallo and carried unanimously.

**Resolve:** To grant an extension of payment to 24850 Wild Frontier until the close of business on December 31, 2002. It is further resolved that no late fees and/or costs will be waived. If the balance is not paid in full, this account shall be sent to the Associations Attorney for further action.

9. Fining Process-

**On Motion:** Duly made by Tim Hoeft, Seconded by Barbara LoVallo and carried unanimously.

**Resolve:** To set the fining committee in motion as defined in "Exhibit A" (see attached).

9. Committee Reports-

A) Neighborhood Security Patrol-

*The Board of Directors recognized Craig Cameron for his profound service to the community and the award presented to him by the Pasco County Sheriffs Department shall be displayed in the Rec Center*

B) No further Committee Reports were given at this time.

10. Adjournment-

**On Motion:** Duly made by Barbara LoVallo, seconded by George Morgan and carried unanimously.

**Resolve:** To adjourn the meeting at 8:00 p.m.

Submitted By:

Approved By:

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Secretary, Barbara LoVallo

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President, George Morgan