



Stagecoach

PROPERTY OWNERS ASSOCIATION, INC.

Board Meeting November 22nd, 2010

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, November 22nd, 2010 at the Club House.

The meeting was called to order, by Mark Hardy, who acted as Chair at 7:15 PM after answering questions from homeowners who were present. Board members present were Mark Hardy, Michael Cien, Mary Cluck, Bob Belden, Lisa McArthur and Robert Carpenter. Anne Cameron 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. Jeff Hahn, LCAM of Management and Associates was also present.

READING AND DISPOSAL OF UNAPPROVED MINUTES:

Chair called for additions, deletions or corrections to the Board meeting minutes of October 25th, 2010. **It was,**

ON MOTION: Duly made by Mark Hardy, seconded by Bob Carpenter and carried unanimously.

RESOLVE: To approve the minutes of the Board meeting of October 25th, 2010.

TREASURER'S REPORT:

Michael Cien's report is attached hereto and made a part hereof. **It was,**

ON MOTION: Duly made by Bob Carpenter, seconded by Mark Hardy and carried unanimously.

RESOLVED: To approve the Treasurer's report.

MANAGER'S REPORT:

Joan Fissella gave the Manager's Report.

1. We received bids from Optimum Systems and ADT for security systems for the recreation center. After discussing the proposals, **It was**

ON MOTION: Duly made by Mary Cluck, seconded by Bob Carpenter and carried unanimously,

RESOLVE: To accept the proposal from Optimum Systems, LLC to install security system in the sum of \$815.00, with monitoring billed annually beginning January, 2011 in the sum of \$20.00 per month.

2. The Board reviewed the proposals from TLC and Schaer Development for repair at Pond 5. Mark Hardy will contact both TLC and Schaer Development for more accurate prices.
3. The Board reviewed the proposal from Sunrise Landscape for 100 yards of pine bark mulch for the sum of \$3,700.00. **It was,**

ON MOTION: Duly made by Lisa McArthur, seconded by Mary Cluck and carried unanimously,

RESOLVE: To accept the proposal from Sunrise Landscape to install 100 yards of pine bark mulch for the sum of \$3,700.00 from front entry up towards clubhouse until mulch runs out.

4. Gulf Coast Lakes & Wetlands has advised that they will be increasing the monthly fee from \$1,525.00 TO \$1,600.00 due to the raise in the cost of chemicals. **It was,**

ON MOTION: Duly made by Bob Carpenter, seconded by Lisa McArthur and carried unanimously,

RESOLVE: To accept the proposal from Gulf Coast Lakes & Wetlands for a two (2) year period for the sum of \$1,600.00 per month.

5. Michael Cien advised the Board that Sunrise Landscape suggested putting in 9-10 Oak trees that are 12-16'. **It was,**

ON MOTION: Duly made by Mary Cluck, seconded by Lisa McArthur and carried unanimously,

RESOLVE: To accept the proposal from Sunrise Landscape to plant 9 to 10 Oak trees that are 12 – 16' for a sum not to exceed \$2,000.00.

6. Joan advised the Board that the excess funds that will be in the operating account should be put in the reserve account at the end of the year. **It was,**

ON MOTION: Duly made by Mike Cien, seconded by Bob Carpenter and carried unanimously,

RESOLVE: Any excess funds remaining in the operating account at the end of the year should be transferred to the reserve account.

COMMITTEE REPORTS:

Security Committee

Craig and Anne Cameron were absent and no report was given.

Architectural Review Committee:

There were three (3) applications submitted for approval.

- 1) Application submitted by Robert Douglass, 3443 Mossy Oak Circle was not approved due to the colors do not appear on the chart of paint chips allowed.
- 2) Application of Megan Hendricks, 3146 Castle Rock Circle to paint the exterior of the home was approved.
- 3) Application of David Hendricks, 3145 Castle Rock Circle, to apply screen the currently existing covered area was approved.

Grounds Committee:

Frank McVay was absent; however, Mike Cien reported on the following:

- a. Frank had obtained two quotes from different vendors for the roof. The Board discussed the options and had some questions of the vendors. Mark will contact both vendors for clarification.
- b. Schaer Development had advised Frank that there were two large control structure grates that were rusted and falling, which could also create a safety hazard and they could purchase the grates for around \$500.00 each. Frank also spoke to the lake people, who advised that there probably were another eight or more grates that needed to be replaced. The Board tabled the matter.

Newsletter Committee:

1. Gigi Cien reported that the next newsletter will be for December/January. The deadline for articles is November 26th, 2010.
2. The coloring contest and decorating contest will be judged and the prizes will be the same as last year.

Hearing Committee:

The hearing committee did not meet on November 8th, 2010 and new letters will be sent to violators to appear in January, 2011.

UNFINISHED BUSINESS: None

NEW BUSINESS:

1. Joan advised that there was a claim made by a homeowner who had tripped on a sidewalk and the claim was sent to the insurance company for resolution. It is the management company's responsibility to forward all claims to the insurance company as soon as they are received.
2. The Board discussed the repair of the sidewalks in the community and decided that the Association is not going to take responsibility for the repair of the sidewalks in front of homes and will be responsible for sidewalks in the common areas only.
3. Joan advised the Board that she would put together a new form for the ACC committee requiring that a sample of the paint that is requested be put on the house.
4. Mary Cluck suggested that the Board obtain a list of the contacts that Frank had.

The next meeting is the Annual Members meeting scheduled for Monday, January 24th, 2011 at 6:30 PM.

ADJOURNMENT:

There being no further business to come before the Board, upon Motion the meeting was adjourned at 8:55 PM.

Submitted by

Approved by:

Joan A. Fissella, LCAM
Management & Associates

Mark Hardy, President
Stagecoach POA