



Stagecoach

PROPERTY OWNERS ASSOCIATION, INC.
Board Meeting
October 25th, 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, October 25th, 2010 at the Club House.

The meeting was called to order, by Mark Hardy, who acted as Chair at 6:37 PM. Board members present were Mark Hardy, Michael Cien, Anne Cameron and Mary Cluck. Bob Belden, Lisa McArthur and Robert Carpenter were 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 Board meeting minutes of September 27th, 2010. **It was,**

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

RESOLVE: To approve the minutes of the Board meeting of September 27th, 2010.

Bob Belden arrived at the meeting at 6:50 PM.

TREASURER'S REPORT:

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

ON MOTION: Duly made by Anne Cameron, 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 an invoice from Intech Systems for \$250.00 for service call to re-adjust the cameras. The Board said to pay it.

2. Coastal Fitness services have been cancelled and Rivera's Fitness Services will take over the gym equipment starting December, 2010 for \$92.50 a visit.
3. Additional carp for the pond off Bandana Ct. has been ordered and will take 2-3 weeks.
4. We received a proposal from TLC for Pond 5 to diagnose the problem in the sum of \$935.00. The Board would like to know what this proposal covers.
5. We received a proposal from TLC for mulch in the sum of \$3,750.00. The Board would like an explanation what this mulch would cover. The proposal only says the front entrance.
6. We received a proposal from Riptide to pressure wash the sidewalks and curbing at the front entrance (on either side of fountain) in the sum of \$1,404.00. The Board decided not to do this at this time.
7. Need to check on the security quotes that we requested.

COMMITTEE REPORTS:

Security Committee

Nothing new.

Architectural Review Committee:

There were two (2) applications approved at the October 18th, 2010 meeting.

Grounds Committee:

Frank McVay reported on the following:

- a. Riptide has pressured washed the fence on Wesley Chapel Blvd. and the cabana and clubhouse roofs.
- b. The kids pool will be done this week in accordance with the new Statutes.
- c. The fountain is not repaired yet because there is wiring that goes under the road and the electrician said it would be \$250.00 to repair. **It was,**

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

RESOLVED: The have the wiring repairs so that the fountain will be working.

Newsletter Committee:

1. Gigi Cien reported that the next newsletter will be for December/January. She will advise the deadline for articles.
2. There will be a fall yard sale on November 13th, 2010.
3. Lynn Donofrio has volunteered to help decorate for the holidays and some of the Board members will help. **It was,**

ON MOTION: Duly made by Mark Hardy, seconded by Mary Cluck and carried unanimously

RESOLVED: To approve to spend up to \$500.00 for decorations for the holidays.

4. Holiday contest was discussed and the Board advised that it would be the same as last year.

Hearing Committee:

The hearing committee will meet on November 8th, 2010.

UNFINISHED BUSINESS: None

NEW BUSINESS:

1) The Board reviewed the proposed budget for 2011. **It was,**
ON MOTION: Duly made by Anne Cameron, seconded by Mary Cluck and carried unanimously,

RESOLVED: To approve the 2011 budget in the sum of \$155.00 maintenance fee per quarter for each homeowner.

2) The Board discussed that there are some places where trees were cut down and that they should be replaced. Anne Cameron, Gigi Cien and Michael Cien volunteered to check into trees and their prices.

The next Board meeting is scheduled for Monday, November 22nd, 2010 at 6:30 PM.

ADJOURNMENT:

There being no further business to come before the Board, upon Motion the meeting was adjourned at 7:45 PM.

Submitted by

Approved by:

Joan A. Fissella, LCAM
Management & Associates

Mark Hardy, President
Stagecoach POA