

# Stagecoach

PROPERTY OWNERS ASSOCIATION, INC.

## **Board of Directors Meeting Minutes Monday, July 30, 2003 7:00 P.M. Stagecoach Recreation Center**

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

Bruce Brown, President called the meeting to order at 19:00. The following Board members were present: Bruce Brown, Georgiana Cien, Tara Lebron, Mark Nagel, Carmen Patton, and Joe Zimmerer. George Morgan was absent. A quorum was established.

### 2. Secretary Carmen Patton posted proof of Notice.

Reading and Disposal of Unapproved Minutes

On motion: Duly made by Mark Nagel, seconded by Joe Zimmerer and carried unanimously.  
Resolve: To accept minutes as posted.

### 3. Treasurers Report

### 4. Old Business

Legal Review

Collection Cases – Attorney Mezer

On Motion: Duly made by Carmen Patton, seconded by Tara Lebron and carried unanimously.  
Resolve: To close the following cases and record as unrecoverable on advisement of Attorney Mezer:

1. Hayes, Donald – 25410 Seven Rivers Circle.
2. Lane, Richard K. and Sharon L. – 25511 Seven Rivers Circle.
3. McDermott, Craig and Dixie – 24902 Blazing Trail Way.

On Motion: Duly made by Georgiana Cien, seconded by Mark Nagel and carried unanimously.  
Resolve: Close the following cases and record as unrecoverable on advisement of Attorney Mezer:

1. Millin, Daisy Mae and Leslie A. – 25252 Conestoga Drive.
2. Nash, Destry - 25324 Conestoga Drive.
3. Osorio, Luis – 25151 Conestoga Drive.

On Motion: Duly made by Mark Nagel, seconded by Carmen Patton and carried unanimously.  
Resolve: Proceed with Entry of Final Judgment of Foreclosure on advisement of Attorney Mezer on the following case:

1. Saldarriaga, Carmen M. – 3823 Austin Range Drive.

On Motion: Duly made by Mark Nagel, seconded by Joe Zimmerer and carried unanimously.  
Resolve: Close the following case and record as unrecoverable on advisement of Attorney Mezer:

1. Uhl, Jennifer and Taalir, Mashkur – 3743 Golden Eagle Drive.

# Stagecoach

PROPERTY OWNERS ASSOCIATION, INC.

On Motion: Duly made by Joe Zimmerer and seconded by Georgiana Cien and carried unanimously.  
Resolve: Close the following case and record as unrecoverable on advisement of Attorney Mezer

1. Velazquez, Jeremias and Tania – 3449 Canteen Court.

## Updates

- Cases Settled and Closed
  1. Barker, Chad M. and Mary E., 3149 Castlerock Circle – payment received in full.
  2. Durocher, Jerry and Theresa, 3019 Castlerock Circle – payment received in full.
- Terms Accepted
  1. Gareau, Michael D. and Heidi, 25430 Seven Rivers Circle – Payment of \$700 by July 31, 2003 monthly installments of \$100 until satisfied.

## Collection Cases – Attorney Mankin

On Motion: Duly made by Joe Zimmerer, seconded by Mark Nagel and carried unanimously.  
Resolve: To accept advisement of Attorney Mankin and proceed as noted on the following cases:

1. Lot 43 (Falardeau). Close case.
2. Lot 8 (Hamilton). No response from owner on lien – continue with legal action.
3. Lot 3 (Lewis). No response from owner on lien – continue with legal action.
4. Lot 78 (Tuttle). No response from owner on lien – continue with legal action.
5. Lot 1 (Downing) Liened, 7-01-03. Response received from owner – continue with legal action.

## Update (Pending response from owners)

1. Lot 11 (Varner). Liened, 7-01-03.
2. Lot 24 (Walton). Liened, 7-01-03.
3. Lot 19 (Hause). Liened, 7-01-03.
4. Lot 9 (Kott). Liened, 7-01-03.
5. Lot 20 (Klimenko) Liened, 7-10-03. Written agreement from owner to pay by 8/15/03.
6. Lot 64 (Zapata) Liened, 7-10-03.
7. Lot 20 (Crawford/Austin) Liened, 7-01-03. Payment received. Lien released.

On Motion: Duly made by Carmen Patton, seconded by Tara Lebron and carried unanimously.  
Resolve: The following past due accounts will be turned over to Attorney Mankin for collection:

1. Mosley, 25150 CD
2. Davis, 25426 SR
3. Mee, 3445 GE
4. Delorey, 3504 GE
5. Sigal, 3423 GE

## Late Fee and Lien Policy Revision

- Late fees are generated after the 15<sup>th</sup> day of (January, April, July, October) the month beginning each Quarter if assessment is not paid on time. Late fees will accrue Quarterly on unpaid assessments only.

# Stagecoach

PROPERTY OWNERS ASSOCIATION, INC.

- Late fees will not accrue for late fees, only for late assessments. Late fees alone may not generate another late fee.
- If payment of the assessment is not received within 60 days of the due date (January 1, April 1, July 1, October 1) the account shall be automatically referred to the attorney for lien. A notification letter shall be sent to the resident at least 14 days prior to the end of the 60 day period indicated above by the management company advising the homeowner to pay the amount in full, or a lien will be placed on their home.
- All legal costs shall be borne by the Homeowner and paid directly to the attorney through settlement with the attorney. The attorney shall send the association a check for the overdue assessments and any recovered late fees after settlement & collection is complete. If a legal case is deemed unrecoverable, the association must reimburse the attorney for appropriate fees.
- The association grants the attorney free reign to waive late fees as appropriate to obtain settlement, but at no point shall any assessments ever be waived.
- The association grants the attorney, management company and Board leverage to work with past due accounts to bring closure & compliance with payment of assessments prior to implementing liens or other legal actions. At no point should any assessment ever be waived.

5. No Manager's report.

## 6. New Business

Joe Zimmerer will review all POA contracts and offer recommendation at the September 2003 Board Meeting.

Bruce Brown advised of a homeowner's request to the Board to waive the deed restriction prohibiting sheds in the community. The Board declined this request unanimously.

Parking restrictions on Mossy Oak Circle have been approved by the Pasco County Traffic Department and have been submitted to the County Commissioners for approval.

Berm Repairs have been tabled until fall due to rain.

The fence proposal for the basketball court has been tabled.

On Motion: Duly made by Joe Zimmerer, seconded by Tara Lebron. Carried unanimously.

Resolve: Obtain legal review of the revised Hearing and Deed Restrictions Committee's Proposal.

### Grounds

Nanak's Landscaping has agreed to meet the POA's lowest bid on mulch material.

On Motion: Duly made by Mark Nagel, seconded by Carmen Patton. Carried unanimously.

Resolve: Authorize Nanak's Landscaping to mulch the common areas at no charge for labor as per contract.

On Motion: Duly made by Mark Nagel, seconded by Georgiana Cien. Carried unanimously.

Resolve: To relocate tree near parcel 8 to another location in the community.

### Vandalism/Security Patrol

On Motion: Duly made by Mark Nagel, seconded by Joe Zimmerer. Carried unanimously.

Resolve: Authorize funds for 30 hours of community patrol by an off duty Pasco County Deputy due to the vandalism and damages to common grounds and property.

# Stagecoach

PROPERTY OWNERS ASSOCIATION, INC.

---

## 7. Committee Reports

- The Recreational Center and Parks Committee submitted a proposal to the Board for approval. The Board will address the proposal at the September 2003 meeting.
- Team Leader, Craig Cameron, provided the Security Update in writing to the Board prior to the meeting. Volunteers are needed for the Security Patrol.

## 8. Adjournment

On Motion: Duly made by Joe Zimmerer, seconded by Carmen Patton.

Resolve: The meeting was adjourned at 8:30 p.m.

Submitted By:

Approved By:

\_\_\_\_\_  
Secretary, Carmen Patton

\_\_\_\_\_  
President, Bruce Brown

Dated this 28th day of July, 2003  
By Order of the Board of Directors