

Stagecoach

PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes Monday, September 16, 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. Presidents Report-

George Morgan extended his sincere appreciation to each Board member for their efforts put forth while he was on vacation.

4. 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 August 5, 2002 and accept them as submitted.

5. Treasurers Report-

Mark Nagel gave the Treasurers Report.

A) A/R – policies and procedures.

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

Resolve: To enforce Article X, Section 16. Of the Declaration, which states in part: Late fees will be assessed on the 15th day of each month in the amount of \$25.00. The due date for each period is the first day of each assessed period and considered late as of the 15th day of each assessed period. This policy will go into effect starting October 1, 2002 (4th quarter of the 2002 assessed period).

B) Bank Accounts-

The Certificates of Deposit's were forwarded to management to prepare the August financial.

C) Action Plan-

Tim Hoeft requested that the August financials sent to him and Mark Nagel prior to October 15th for review. Tim Hoeft will meet with Mark Nagel to discuss the 2003 budget preparation. It was recommended that Mark Nagel meet with Mark Rowland (Accounts Manager for the Melrose Management Group) at the Oldsmar office to discuss any changes that may be necessary.

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6. Managers Report-

Was submitted by Carl F. Sivak, AMS

7. Old Business-

A) ACC-Policies and Procedures-

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

Resolve: To present Attorney Mezer with the Board approved ACC guidelines for review and/or approval.

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

Resolve: To increase the size of the ACC from three (3) members to five (5) members. The appointed members are Michael T. Cien and Georgiana Cien of 3722 Austin Range Dr.

On Motion: Duly made by George Morgan, Seconded by Mark Nagel and carried unanimously.

Resolve: To amend the ACC application process as follows: Applicants will now send all applications to the Rec Center. The Committee will review and log each application upon receipt or at a time determined by the Committee. The Committee will approve/disapprove each application at the noticed Committee Meeting at date and time determined by the Committee. Upon the approval/disapproval of each application, the Committee will mail the original application to the Melrose Management Group for processing and filing. Based upon the findings of the Committee, will determine as to what type of letter will be sent to each applicant within a timely manner. The Committee will need to notify the Melrose Management Group in the event of a special circumstance.

B) Rules and Regulations-

The format will be forwarded to Attorney Mezer for review and/or approval. Attorney Mezer is requested to provide an opinion and/or approval letter to the Board.

C) Legal-

On Motion: Duly made by Barbara LoVallo, Seconded by Tara Lebron and carried unanimously.

Resolve: To grant an extension to 3221 Freemont Court. until October 2nd, 2002, to pay the outstanding balance on their account.

D) Nominating Committee-

On Motion: Duly made by Joe Zimmer, Seconded by George Morgan and carried unanimously.

Resolve: To appoint Tara Lebron, Mary Rycerz and Eric Lebron to the said Committee.

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8. New Business-

A) Annual Meeting Date-

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

Resolve: To attentively schedule the Annual Meeting of the Membership for Monday, December 2, 2002 at the hour of seven o' clock, to be held at the Myrtle Lake Baptist Church. In the event of scheduling issues, Monday, December 9, 2002 at the same hour is set.

B) 2003 Budget Meeting Date-

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

Resolve: To set the 2003 budget meeting for Monday, October 14, 2002.

9. Committee Reports-

A) Neighborhood Security Patrol-

Craige Cameron had given and submitted the report. It was asked to have Sheriff Bob White speak at the upcoming Annual Meeting of the Membership

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 9:00 p.m.

Submitted By:

Approved By:

Secretary, Barbara LoVallo

President, George Morgan