



Stagecoach

PROPERTY OWNERS ASSOCIATION, INC.
Board of Director's Meeting
August 22. 2011

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, August 22. 2011 at the Club House.

The meeting was called to order, by Mark Hardy, who acted as Chair at 6:33PM. Board members present were Mark Hardy, Michael Cien, Bob Belden, Bruce Brown, Jean Millican and Lisa McArthur. Terry Conway was absent. A quorum was established. Notice of the meeting was posted on the property. Jeff Hahn of Management and Associates was also present and acted as recording secretary.

READING AND DISPOSAL OF UNAPPROVED MINUTES:

The Chair called for additions, deletions or corrections to the Board meeting minutes of July 25th.

ON MOTION, Duly made by Mark Hardy, seconded by Mike Cien, and carried unanimously **RESOLVE:** to approve the Minutes of the July 25th meeting with one exception under bullet number 2 of the Grounds Committee report. This change is being made per Mark Hardy. The change is to state the "replacing of three trees as part of a one year warranty".

The Chairperson then asked for **Comments and Concerns of the Residents**, and to the best of his knowledge, the following was discussed:

- Discussion ensued regarding the flood lights around the Mossy Oak clubhouse area, and the response received by the residents through the inquiry in the Newsletter.
- Discussion regarding the sidewalks, and the needed repairs that have been noted
- Discussed potholes on the Boulevard and at Seven Rivers Circle. Pasco County to be notified for this.
- Trees needed to be trimmed and pruned in certain areas.
- Vacant or abandoned homes in the community to be addressed. Property Manager to identify the locations and have three bids for the next Board Meeting. The vendors to be looked at are Victoria, Bravo, and one other vendor. These bids will be emailed prior to the 9/26 meeting

TREASURER'S REPORT:

The Chairman then asked for the **Treasurer's Report** and to the best of his knowledge, the following was presented by Michael Cien who provided the Board with the Financial information:

The Financial Summary included the following:

- Accounts and Reserves for July 2011
- Expenses for July 2011
- The amount spent in July was \$31,034, which was over budget by \$1370. The amount spent for the year through July was \$201,743. This was under budget for the year by \$5902.
- A CD at Fifth/Third Bank is maturing on September 11th for \$50,000 plus

Property Manager to check with Bashor & Legendre for the cost of the tax preparation for fiscal 2011

It was,

ON MOTION: Duly made by Jean Millican, seconded by Mark Hardy and carried unanimously

RESOLVED: To approve the Treasurer's Report as presented

The Chairman then asked for the **Manager's Report** and to the best of his knowledge, the following was presented by Jeff Hahn:

- **Financial Summary**

Aging Report as of August 21. 2011

- Delinquencies over 90 days - \$ 86,177.50
- 48 liens
- Total delinquency-\$ 103, 380.00

- **Operations**

- Walked the circle and beyond with Frank and Cornerstone identifying the common areas of the sidewalks that appear to have repairs needed. Waiting for proposal. Casey Jones of HOA has already sent a proposal for this project.
- Impact Pest Elimination sprayed the pool area, kitchen, playground areas and clubhouse attempting to deter primarily ants in the pool deck.
- Met with Jeff Mangel at Gulf Coast Lakes and Wetlands and identified the ponds that have duckweed issues. Primarily found at Pond #6 and Pond #14. Treatment of Pond 6 was completed during the month and results appear encouraging
- The Medical issues incurred by the resident's fall in June are continuing. An email was received and included with this packet as to the possible extent of the injuries. I am requesting to receive more details relating to this, and will update the Board as needed.
- **Violation Report**
- **Work Orders open**
 - InTech contacted 8.17 to repair camera 14

- Al-Paugh to repair urinal in men's room and give a proposal regarding the odor that still persists in the men's room. Their belief is that it is coming from the drainage system.
- **Upcoming projects to be reviewed**
 - Removal of the tree at GrandForks and Stagecoach Blvd, placing of new palm trees in the pool area, and the placing of three oak trees in the club house area to be completed in September
 - Servpro to handle mold remediation in the back room of the clubhouse. Waiting to receive proposal.

COMMITTEE REPORTS:

The Chairman then asked for the **Committee Reports** and to the best of his knowledge, the following was presented:

Security Committee. There was no report

Architectural Review Committee:

- There was one approved application last week

Grounds Committee (Frank McKay reported)

- Vertex is ordering a new pump for the fountain, and this project should be completed sometime in early September
- Discussion ensued concerning the grass being too high at the 54 section of Santa Fe. Property Manager to pass this information to the Manager who handles Santa Fe
- Replacing of Oak Trees
 - It was,
 - ON MOTION:** Duly made by Mark Hardy, seconded by Mike Cien and approved unanimously,
 - RESOLVE:** To replace the three oak trees in the clubhouse area for \$150.00 per the proposal by Design Landscape

Newsletter Committee: (Mike reported for Gigi Cien)

- Names of individuals in the community who are in the branches of the service. Reserves, active and veterans to be listed in the Newsletter
- The next community yard sale to be held on Saturday, October 8th.

Hearing Committee:

- Discussion ensued regarding the reestablishing of this committee. Property Manager to attempt to contact Anne Cameron, and Linda Valentine to be a part of this. One resident has volunteered, Phyllis Dias
- Looking to have these meetings on the second Monday of each month

UNFINISHED BUSINESS:

The Chairman then asked for **Unfinished Business** and to the best of his knowledge, the following was discussed:

ON MOTION: Duly made by Bob Belden, seconded by Mike Cien, and carried unanimously
RESOLVE: To approve the Minutes of the June 2011 meeting

ON MOTION: Duly made by Mike Cien, seconded by Lisa McArthur, and carried unanimously
RESOLVE: To appoint Bob Belden as Vice-President of the Board

ON MOTION: Duly made by Bruce Brown, seconded by Jean Millican, and **defeated** by a 4-2 vote
RESOLVE: To install single acorn lights on the inside of the Community park

- Short discussion ensued regarding the status of the home at 3451 Mossy Oak. A resident had stated that the owners of this unit are looking to present a new paint color for approval by the ARC. No second letter or further follow up to be done at this point.

ON MOTION: Duly made by Jean Millican, seconded by Bob Belden and carried unanimously

RESOLVE: To accept the proposal for the placing of trees/plants as presented by Hollie Farms in the amount of \$4952.60

NEW BUSINESS:

The Chairman then asked for **New Business** and to the best of his knowledge, the following was presented

- The Property Manager to contact three landscaping companies to get bids for the lawn care of the homes in the community that appear to be abandoned. Property Manager to develop the list as part of his weekly inspection. The bids to be presented at the next Board meeting.
- Discussed some noted problem homes including the second house on the right at Hawkseye where the pool is an issue
- Pasco County to be contacted regarding pot holes, including the one on Seven Rivers Circle, and the entrance of Stagecoach Village Drive

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

RESOLVE: To accept the proposals for removing of the Pine Tree on Stagecoach, the trimming of the palm trees, and the replacing of the three oak trees at the clubhouse by Design Landscape

- Discussion ensued regarding the color swatches for the houses. Decision was made for Property Manager to get a Color Consultant to help determine the best paint colors for the community homes, fences and roofs.
- Discussion ensued regarding the mailbox flag colors. Some are red, some gold, some vinyl

The next meeting is scheduled for Monday September 26th, 2011

ADJOURNMENT:

There being no further business to come before the Board, the meeting was adjourned at 8:20PM

Submitted by

Approved by:

Jeff Hahn, LCAM
Management & Associates

Mark Hardy, President
Stagecoach POA