

MANCHESTER IV CONDOMINIUM ASSOCIATION, INC.
A Corporation Not-For-Profit

SUBJECT: Minutes of the Board of Directors Meeting
DATE: Friday, January 15, 2010
TIME: 3:00 P.M.
PLACE: Federation Conference Room

PRESENT: Roxine Archbald, Alice Gallagher, Carmelita Gray, Hank Hosman, Harold Scott and five residents.

1. **Opening/Establish a Quorum** – A quorum was established with five members present and the President, Hank Hosman, called the meeting to order.
2. **Approve the December 11, 2009 Board Meeting Minutes** – Reading of the December 11, 2009 Minutes was waived and they were approved as presented. **Motion made by Harold Scott, seconded by Roxine Archbald, passed unanimously.**
3. **Treasurer's Report** – Stating that she has not received a balance sheet from Continental since October 25, 2009, Carmelita Gray read the Merrill Lynch statement dated December 1 through December 31, 2009. Carmelita was promised that all the reports will be completed in time for our Annual Meeting. Hank Hosman will write Pat Weiss to ensure we receive them on time. **Motion made by Harold Scott, seconded by Alice Gallagher, to accept the Merrill Lynch report as presented passed unanimously.**
4. **Committee Reports** – There were no committee reports.
5. **Unfinished Business**
 - A. **Plantings in Front of Sign** – Hank reported on the survey he sent out and reviewed information he received on different plants. He and, if available, Roxine will go to Hubbell Nursery to see what they recommend.
 - B. **Sod Replacement** – The new sod has been replaced. The cost was \$135 to remove the dead sod, put down new dirt and replant sod in several problem areas.
 - C. **Candidates for Association Board** - We have five candidates running for two positions. They are Nuri Georges, Michelle Jolly, Bob Loveys, Marie Nelson and Dan Uffner. Discussion took place on the possibility of holding evening meetings in the future.

6. New Business

- A. COA Funding 2010-2011** – This funding of \$5 per unit owner per year has been paid out of surplus funds in the past several years. Upon Membership approval, the new Board may consider doing so if there is enough money.
- B. Move Current Year's Surplus/Prior Year's Earnings to General Reserves** - As of now, we do not know how much surplus will be left after the BrightHouse Door Fee is totaled out. These two items can be in the same letter with the COA funding (again, if approved by Membership) to Pat Weiss of Continental after the Annual Meeting. The letter can be sent by the new President or new Treasurer.
- C. Annual Meeting Handouts** – Alice Gallagher distributed sets of the proposed handouts to each Board member for review. It was agreed to place the COA materials on the table next to the handouts. **Motion made by Roxine Archbald to accept the package of handouts as presented, seconded by Carmelita Gray, passed unanimously.**
- D. Roof Vented Dryer Screens** – Hank Hosman reported that the roof dryer screens in 17 units posed a fire danger as they have become clogged. They have now all been cleaned at the cost of \$20 each. **Motion to pay \$340 for cleaning of the roof vented dryer screens, made by Harold Scott, seconded by Carmelita Gray, passed unanimously.**

7. Good & Welfare - Harold Scott reported that the Master Assn. received a letter from the County requiring Kings Point to place new street signs with the house numbers on them throughout the community. The cost will be \$60,000. Harold and Bob Greene will work on this project in an effort to have an exception made for Kings Point.

8. Scheduled Next Meeting - The next meeting is scheduled to be held on February 26, 2009 at 3:00 p.m. in the Federation Conference Room. This is subject to change after the Reorganization Meeting.

The Annual Meeting will be held on February 4, 2010 at 3:30 in the Jubilee Room of the South Club.

9. Adjournment – The meeting adjourned at 3:30 P.M. Motion by Howard Scott, seconded by Roxine Archbald.

Respectfully yours,

Alice M. Gallagher, Secretary

