

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

**SUBJECT:** Minutes of the Reorganization Meeting of the Board of Directors

**DATE:** Friday, January 12, 2007

**TIME:** 2:35 P.M.

**PLACE:** East/West Social Room, 1900 Clubhouse Drive, Sun City Center, FL 33573

**PRESENT:** ALICE GALLAGHER                      CARMELITA GRAY BOB LOVEYS  
                  NURI GEORGES                      HANK HOSMAN                      HAROLD SCOTT

1.    **Roll Call** - A quorum was established, with six members present.
2.    **Call to Order** - The President, Hank Hosman, called the meeting to order.
3.    **Approval of 2006 Board of Directors Reorganization Meeting Minutes** - The Minutes were accepted as previously presented. Motion by Harold Scott, seconded by Nuri Georges.
4.    **New Business**
  - A.    **Election of Officers** - Harold Scott made a motion, seconded by Alice Gallagher that the following slate be chosen for the coming year: President, Hank Hosman, Vice President, Nuri Georges, Treasurer, Carmelita Gray, Secretary, Alice Gallagher, Directors, Bob Loveys and Harold Scott. There being no other nominations, the motion passed unanimously.
  - B.    **Approval of 2007-2008 Proposed Budget** - The budget passed as presented. Motion made by Harold Scott, seconded by Bob Loveys, passed unanimously.
5.    **Other Business**
  - A.    **Approved Bank Signatures** - The form was revised to reflect the new board members' titles and all required signatures were obtained.
  - B.    **Landscaping** - The Board approved the expenditure of \$58.75 for Valley Crest to replace dead shrubs by the entrance of Manchester Woods from Kings Boulevard.. Also approved was a Landscape Modification submitted by Hank Hosman for replacement of plants in front of 814 Manchester Woods. Bob Loveys presented possible solutions for eliminating lawn and water damage on several corner properties. Much discussion took place and the Board will gather more information on the proposed solutions.

There being no further business, the meeting adjourned at 2:50 P.M.

Respectfully, submitted,

Alice Gallagher, Secretary

Dated: January 12, 2007