

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

**SUBJECT:** MINUTES OF THE ANNUAL MEMBERSHIP MEETING

**DATE:** Wednesday, February 4, 2009

**TIME:** 1:30 P.M.

**PLACE:** Banquet Room, North Clubhouse, 1900 Clubhouse Drive, Sun City Center, FL 33573

**1. Opening**

- A. Proof of Notice of Meeting** – Notice of this meeting was mailed to each Association member on December 5, 2008. The second notice was mailed on January 21, 2009.
- B. Roll Call and Certification of Proxies** - Carol Velez of Sterling Management, who was in attendance, called the roll and certified the proxies. With 36 members present and 25 proxies, a quorum was established.
- C. Call to Order** – The President, Henry Hosman, called the meeting to order.
- D. Pledge of Allegiance** – Mr. Hosman led the group in the Pledge of Allegiance.

**2. Introductions** – The following Board members were present and introduced: Hank Hosman, Roxine Archbald, Alice Gallagher, Carmelita Gray, Michelle Jolly and Harold Scott. Also introduced was Carol Velez of Sterling Management.

**3. Elections** – Because there were three vacancies and three candidates, there was no need for a vote and the Secretary cast one vote for the unopposed candidates.

**4. Approval of 2007 Annual Meeting Minutes** - The Minutes were approved as presented. Motion made by Lyle Smith, seconded by Al Hurlbrink, passed unanimously.

**5. President's Report** – Hank Hosman thanked the Board members, Roxine Archbald and the Social Committee, Nan Dollins, Sunshine Committee, Michelle Jolly for maintaining our website and the volunteers who worked for the Association over the year. A review of several areas where accomplishments were made during the year was conducted. Also addressed was the new “one unit/one vote” election process now in effect for District elections. Noted was the presence of the Special Election Committee members in attendance and the residents were instructed to give them their blue ballot envelopes. Recognition was given to the passing of the following residents during 2008: Patricia DeVito, John (Jack) Reiber and Peter J. Tumulty. Because the Agenda covered several areas, the guidelines for conducting the meeting were provided as follows: Each resident could pose one question and after everyone who wished to speak had their chance, a second question could be presented. A maximum of three minutes was allotted to each resident.

**6. Treasurer's Report** – Carmelita Gray reviewed the December 25, 2008 report in detail and the report was accepted as presented. Motion made by Michelle Jolly, seconded by Alice Gallagher, passed unanimously.

**7. Committee Reports** – There were no committee reports.

8. **Unfinished business from the 2008 Annual Meeting, if any** – There was no unfinished business from the 2008 meeting.
9. **New Business**
- A. **Excess Funds – Be it resolved that any excess of membership income over membership expenses for the year ending March 31, 2009 shall be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604.** There was no discussion and a motion to accept the resolution, made by Michelle Jolly, seconded by Phil Eaton, passed unanimously. (Present: 36 Yes, 0 No; Proxies: 25 Yes, 0 No)
- B. **Resolution to waive a reviewed financial statement for an association with total annual revenues of at least \$200,000 but less than \$400,000 in lieu of a report of cash receipts and expenditures for the fiscal year ending March 31, 2009.** There was no discussion and a motion to accept the resolution, made by Phil Eaton, seconded by Al Hurlbrink, unanimously. (Present: 36 Yes, 0 No; Proxies: 24 Yes, 1 No)
- C. **Resolution to pay the COA an annual total amount of \$5.00 per unit to include \$3.00 per unit membership dues, \$1.00 per unit for the Kings Point Library Fund and \$1.00 per unit for Health Services.** After discussion of the items referred to under “Health Services”, a motion to accept the resolution, made by Walter Dunn, seconded by Michelle Jolly, passed by a majority. (Present: 35 Yes, 1 No; Proxies: 25 Yes, 0 No)
- D. **Amend the Manchester IV Declaration of Condominium, the Third Paragraph of Article XIII – Pet Agreement as indicated on Limited Proxy and Meeting Agenda.** Motion made to accept the Amendment as presented made by Lyle Smith, seconded by Michelle Jolly. Requiring 67% or 47 votes for passage, Amendment passed by a majority. (Present: 27 Yes, 9 No; Proxies: 23 Yes, 2 No)
- E. **Amend Article IV. Section 1 of the By-laws - Directors as indicated shown on Limited Proxy and Meeting Agenda.** Motion made to accept the Amendment as presented made by Dan Uffner, seconded by Al Hurlbrink, Requiring 67% or 47 votes for passage, Amendment passed by a majority. (Present: 35 Yes, 1 No; Proxies: 25 Yes, 0 No)
- F. **Resolution to distribute interest from the Association’s investment account as follows for the fiscal year April 1, 2009 through March 31, 2010: Painting Reserve 30%, Roofing Reserve 50%, Paving Reserve 20% and General Reserve 0%.** Motion made to accept the resolution made by Roxine Archbald, seconded by Robert Brennan, passed unanimously. (Present: 36 Yes, 0 No; Proxies: 25 Yes)
- G. **Review of the 2009-2010 Proposed Budget** – Hank Hosman conducted a review and made the following corrections: Federal & State Tax line (shown as 1.00 should be 0.00 and the Miscellaneous line (shown as 0.00 should be \$1.00). The total remains the same. Motion to accept the budget as presented made by Al Hurlbrink, seconded by Dick McCormick passed unanimously. (Present: 36 Yes, 0 No)
- H. **Resolution to permit the Federation of Kings Point Association, Inc. to acquire by fee simple title the same recreational facilities that were placed in trust in 2007 for the benefit of the unit owners of Kings Point** - Motion made to accept the resolution was made by Dick

McCormick and seconded by Al Hurlbrink. Requiring 75% or 52 votes for passage, Resolution passed. (Present: 29 Yes, 7 No; Proxies: 23 Yes, 2 No)

10, **Announcements /Good & Welfare**

Dick McCormick presented a brochure of a new wall paint named “Cool Wall” whose advertising states it can save up to 21.9% in cooling costs and has a lifetime warranty. With the contracts already signed with Bartlett and Sherman- Williams, Hank Hosman stated he will check to see if Sherman Williams, whose products offer a guarantee of 7 years, has a comparable product. If not, we must honor the present contracts and avoid legal implications.

Michelle Jolly thanked Hank Hosman for his accomplishments on behalf of the residents during 2008. The audience responded in kind.

Dorothy Tumulty, referring to two items involving the Federation actions in the 2008 Annual Meeting Minutes, requested status of both. Hank provided answers where possible but stated that nothing can be done because of the structure and that all we can do is vote for new members on the Federation board.

The recent attempted break-in was addressed and possible options provided for expedient notification to the residents when such events occur. This will be brought up at the next Board meeting in March.

The meeting adjourned at 2:20 p.m. Motion made by Robert Brennan, seconded by Joan Feehan.

Respectfully submitted,

Alice M. Gallagher, Secretary