

**MANCHESTER IV CONDOMINIUM ASSOCIATION, INC.**

A Corporation Not-for-Profit

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

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

**TIME:** 2:30 P.M.

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

**PRESENT:** ROXINE ARCHBALD  
ALICE GALLAGHER  
CARMELITA GRAY

HANK HOSMAN  
MICHELLE JOLLY  
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 2008 Board of Directors Reorganization Meeting Minutes** – Motion by Harold Scott, seconded by Roxine Archbald to approve the Minutes as presented passed unanimously.
4. **New Business**
  - A. **Appointment of Director(s), if vacancy(cies) on the Board** – There are no vacancies on the Board. The Secretary had cast a vote for the three unopposed candidates to fill the three vacancies at the Membership Annual Meeting.
  - B. **Election of Officers** – A motion made by Harold Scott, seconded by Carmelita Gray to appoint Hank Hosman as President passed unanimously. Motion made by Carmelita Gray, seconded by Roxine Archbald to appoint Harold Scott as Vice President passed unanimously. Motion made by Harold Scott, seconded by Michelle Jolly to appoint Alice Gallagher as Secretary passed unanimously. Motion made by Harold Scott, seconded by Roxine Archbald to appoint Carmelita Gray as Treasurer passed unanimously.
  - C. **Approval of 2009-2010 Budget** – A motion made by Roxine Archbald, seconded by Harold Scott to approve the budget passed unanimously.
5. **Other Business**
  - A. **Authorized bank signatories** – The President will send a copy of the approved Minutes to Amanda VanHooser of Sterling who will arrange for new signature cards. Hank Hosman will provide Carol Velez with the information to update the authorizations for voting and for Modification and Landscaping Alteration forms. Alice Gallagher will send a copy of the Minutes to Pat Kaye at Merrill Lynch setting forth the new officers for 2009.
  - B. **Tree Removal** – Hank Hosman received an estimate from Valley Crest in the amount of \$95.00 to remove a dead palm tree from the front of 2206 Mayfield Oaks Place. Motion made by Michelle Jolly, seconded by Roxine Archbald passed unanimously.

**C. Accounts and Distribution of Interest** – Hank Hosman reviewed a draft of a letter being sent to Sterling Management authorizing (1) the COA dues (\$350) to be paid out of the current year’s surplus account for the fiscal year 2009-2010, and (2) all surplus earnings in the prior year’s and current year’s accounts be moved to the General Reserve account. (3) As approved by the Membership at the Annual Meeting, the following distribution of interest from the Association’s investment account for the fiscal year April, 2009 through March 31, 2010 is: Painting Reserve 30%, Roofing Reserve 50% and Paving Reserve 20%. Motion made by Roxine Archbald, seconded by Carmelita Gray passed unanimously.

**D. Good & Welfare** – There was nothing under Good & Welfare.

**6. Adjournment** – The meeting adjourned at 2:40 p.m. Motion made by Alice Gallagher, seconded by Michelle Jolly.

Respectfully submitted,

Alice M. Gallagher, Secretary