

MANCHESTER IV CONDOMINIUM ASSOCIATION
A Corporation Not-for-Profit

SUBJECT: Minutes of the Board of Directors Meeting

DATE: Monday, February 25, 2008

TIME: 3:00 P.M.

PLACE: Federation Conference Room

PRESENT: NURI GEORGES
ALICE GALLAGHER
HANK HOSMAN
MICHELLE JOLLY
HAROLD SCOTT

1. **Opening** - A quorum was established, with five members present, and the President, Hank Hosman, called the meeting to order.
2. **Minutes** - Reading of the Minutes of the January 22, 2008 Annual Meeting was waived and the Minutes approved for distribution to the residents. Motion made by Nuri Georges, seconded by Harold Scott, passed unanimously. Reading of the Minutes of the Reorganization Meeting of the same date was waived. A minor correction was recommended. Motion by Harold Scott, seconded by Nuri Georges to approve the Minutes with the correction passed unanimously.
3. **Treasurer's Report** - Hank Hosman reviewed the January 25, 2008 report in Carmelita Gray's absence. He noted an error on the balance sheet and stated Sterling has been notified to correct same. Motion made by Harold Scott, seconded by Alice Gallagher to approve the report with the noted correction passed unanimously.
4. **Committee Reports**
 - A. **Social Committee** - In Roxine Archbald's absence, Hank Hosman announced that the Committee was planning a picnic in April.
 - B. **Sunshine Committee** - Nan Dollins reported that four get well cards were sent during the month of February to the following residents: Edward Maniet, Audrey and Joseph Scullion, Dorothy Paquette and Tina Pitzer.
5. **Unfinished Business**
 - A. **COA Membership Dues** - A motion made by Hank Hosman, seconded by Michelle Jolly, that the COA membership dues in the amount of \$350.00 be paid out of association surplus funds passed unanimously.

- B. Trees behind 2207 Mayfield Oaks Place** - Three dead trees were removed and sod put in their place.
- C. Driveway Survey** - Nuri Georges provided a detailed account of his findings on the survey he conducted, categorizing repair levels and timing and listing individual driveway addresses in each category. He requested that all Board members re-review his findings for the driveways listed in the 2008-2009 repair category. Michelle Jolly will take digital photos of the ones in this category. Much discussion took place on recording of documents should residents not support repairs of their driveways, types of repairs which we might incur, repairs of color driveways, etc.
- D. 826 McCallister Ave.** - Hank Hosman reported that Drew Real Estate repaired the cracks and stucco at this address for \$69. Motion to pay for repair made by Alice Gallagher, seconded by Michelle Jolly, passed unanimously.

6. New Business

- A. Discussion of Pet Amendment** - Hank Hosman provided past history on our non-pet policy and stated that the policy is now affecting the sale of residents' homes. Michelle Jolly provided an up-to-date listing of all Kings Point associations and their pet rules and regulations. After much discussion, it was agreed that the board members will review this information along with our documents in an effort to possibly revise the documents and have them ready for presentation to the membership at the next Annual Meeting. A workshop meeting will be scheduled for this purpose.
- B. Solar Light for Sign** - Two bids were received for the installation of solar lights at the new sign (\$1,080 and \$1,300). Hank found a stainless steel solar spotlight, cost approximately \$45, which could be a possible alternative. Motion made by Michelle Jolly, seconded by Harold Scott, to spend \$45.00 on the light, passed unanimously.
- C. Removal of Tree 818 McCallister** - A dead palm tree was removed by TNT at this residence. Motion made by Michelle Jolly, seconded by Harold Scott, to pay \$75.00 for removal, passed unanimously.
- D. Cracks in Wall - 2208 Mayfield Palms Lane** - Hank Hosman reported that he has contacted Sterling to look at the damage and determine the cause for the cracks. It was mentioned that they may have been caused by a tree which belongs to Manchester III. He will report back when he receives the information.

- E. **Discuss/Publish/Distribute Annual Meeting Minutes** - With the Annual Meeting Minutes approved for distribution and the Reorganization Meeting Minutes approved, distribution to all residents will take place this week.

7. Good & Welfare

- A. Nuri Georges reported that a car has been parked in the street for several weeks in front of 843 McCallister. The car has PA plates and faces the wrong direction. Hank will notify Security. Joseph Jahn asked what can be done about the RV parked in the street in front of 734 McCallister. It blocks the street, making it difficult for drivers to pass and many times, it is plugged in. Because this residence is in Manchester III, Hank will contact Neal Desch to see what can be done.

The next meeting will be held at 3:00 p.m. on Monday, March 24, 2008. The meeting adjourned at 4:10 p.m. Motion made by Alice Gallagher, seconded by Nuri Georges.

Respectfully submitted,

Alice M. Gallagher, Secretary

February 27, 2008