

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

SUBJECT: Minutes of the Board of Directors Meeting
DATE: Saturday, March 6, 2010
TIME: 10:00 A.M.
PLACE: Kings Point North Clubhouse, Atrium Room , 1902 Clubhouse Road, Sun City Ctr., FL 33573

PRESENT: Board Members: Alice Gallagher, Harold Scott, Michelle Jolly, Nuri Georges and Bob Loveys.
Residents: Hank Hosman, Kay Cruikshank, Rose Sieracki..

1. **Opening** – A quorum was established, with all five members present. The President, Alice Gallagher, called the meeting to order.
2. **Approval of Minutes**
 - A. **January 15, 2010 Board Meeting** – A motion made by Bob Loveys, seconded by Harold Scott, to waive reading of the Minutes and approve them as presented passed unanimously.
 - B. **February 4, 2010 Annual Meeting** – A motion made by Harold Scott, seconded by Nuri Georges, to waive reading of the Minutes and to approve them for distribution as presented passed unanimously.
 - C. **February 4, 2010 Reorganization Meeting** – A motion made by Michelle Jolly, seconded by Harold Scott, to waive reading of the Minutes and to approve them as presented passed unanimously.
3. **Treasurer's Report** – Michelle Jolly reported that since Continental failed to send us the latest financials there was no report this month. Alice Gallagher reported that due to staffing problems Continental had fallen behind but was hopeful financials would be ready soon.
4. **Committee Reports** – There were no committee reports.
5. **Unfinished Business**
 - A. **Plantings in Front of Sign** – Discussion resulted in agreement to not purchase in-ground plantings and to continue using the small pots of flowers which have been donated by Bob Miely. Motion made by Michelle Jolly, seconded by Bob Loveys to use Bob Miely's pots passed unanimously. Alice Gallagher will speak to him about adding some other seasonal options.
 - B. **Roofing** – Hank Hosman reported that he is working with a Roofing Committee comprised of five or six Associations within Kings Point who have met with several experts regarding the actual life span of our roofs as opposed to what the roofers and manufacturers have promised. The concern is a possible shortfall in the reserves to accommodate replacing roofs sooner than expected. Mr. Murphy, the POC for GAF will attend our August or September meeting to provide an analysis so that we can reevaluate our budget for the Roofing Reserves and make recommendations for increasing this line item in our budget by one or two dollars per month per unit.

6. New Business

- A. Pavers Amendment, Driveway Power Washing and Repairs** - The Master Association has hired someone to power wash the KP sidewalks. After discussion, it was decided that Harold Scott will obtain a price from this person for power washing our driveways. A memo will go to each resident informing them of the cost which will be the unit owner's responsibility. The Board will negotiate a group rate and develop a procedure whereby those interested can sign up.

Discussion took place on the failure at the Annual Meeting to pass the amendment regarding pavers. The Board agreed that the amendment should be revised to indicate that if a resident chooses to install pavers at his/her own expense, the Association will pay for maintenance as it does for concrete driveways since all residents pay into the Paving Reserves equally. A motion was made by Michelle Jolly and seconded by Bob Loveys to research the feasibility of amending the current voting document with regard to attorney's fees and the costs associated with holding a special election. Bob Loveys added that the board should also determine a choice of colors for any pavers installed in an effort to keep the décor of the houses uniform. The motion passed unanimously.

- B. Lawn and Landscape Updates** - Nuri Georges reported that a recent work order request regarding a broken sprinkler head was met with a comment from Valley Crest that it would be taken care of during routine maintenance in April. Hank Hosman suggested the order be resubmitted for immediate repair.

Alice Gallagher asked if, in her absence, Nuri Georges would be interested in attending the Valley Crest Performance Review meeting scheduled for Friday, March 12th at 9:30 a.m. in the Banquet Room. Both Nuri and Bob Loveys agreed to attend.

- C. Rules Update/Revisions** - Alice Gallagher provided each Board member with a copy of the current Rules and requested they review and prepare any comments regarding revisions or updates for the next Board meeting.
- D. Association Informational and Appreciation Social** - Alice Gallagher and Michelle Jolly will organize a Social Coffee and Cake event for the residents only (and their houseguests if applicable) to attend. Games will be designed to encourage meeting and getting to know your neighbors. Date to be determined based on room availability, April 11 or April 18.
- E. 2010 Meeting Schedules** – The Board agreed that meeting dates will be set according to Association business demands throughout the year with less meetings in the summer months.
- F. Manchester Sign/ LeCours** – In accordance with the contract, a check in the amount of \$12.00 reimbursing the LeCours for the use of electricity for the sign will be sent by April 1st. Michelle Jolly will research with TECO to confirm that the current payment of \$12.00 per year is in line with meter rates based on actual usage.
- G. 818 Manchester Woods Drive - Modification Request** - After review, it was determined that the submitted form for window replacement was incomplete and, because a proposed window was a “slider”, the request required 75% agreement of the residents. Alice Gallagher will advise Mrs. Nelson.

H. 821 McCallister Avenue – Discussion took place on the continuous problem posed by this sharp curve and possible solutions. A motion was made by Michelle Jolly and seconded by Bob Loveys to have Harold Scott research white reflector strips that can be embedded into the road which would provide a visual reference for drivers passed unanimously. Harold will also make an inquiry to the Master Association as to whether we would need County approval to install them.

7. Good and Welfare –

Resident Cruikshank stated that she had not received her new maintenance coupon book and was advised to call Continental or personally deliver her check to them on April 1.

Alice Gallagher announced that the grand opening of the new golf cart path to Walmart will take place at 10:00 a.m. on Tuesday, March 9th by the entrance of the path on East Del Webb Blvd.

8. Scheduled Next Meeting – The next meeting will be held on Saturday, April 10th at 10:00 a.m. in the Atrium Room of the North Clubhouse.

9. Adjournment – The meeting adjourned at 11:05 A.M. Motion made by Michelle Jolly, seconded by Harold Scott.

Respectfully submitted by:

Michelle Jolly, Secretary/Treasurer