

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

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

**DATE:** Monday, April 10, 2006

**TIME:** 3:00 P.M.

**PLACE:** Federation Conference Room

**PRESENT:** ALICE GALLAGHER  
NURI GEORGES  
CARMELITA GRAY  
HANK HOSMAN  
BOB LOVEYS  
DICK SCHNEIDER

1. **Opening** - A quorum was established, with six members present, and the President, Hank Hosman, called the meeting to order.
2. **Approval of Minutes of Prior Meetings** - Readings of the Minutes of the March 13<sup>th</sup> 3:00 p.m. and 3:20 p.m. meetings were waived by the attending members and they were accepted as presented. Bob Loveys made a motion, seconded by Carmelita Gray, to accept the Minutes of the 3:00 p.m. meeting. To accept the Minutes of the 3:20 p.m. meeting, motion made by Dick Schneider, seconded by Nuri Georges. The motions passed unanimously.
3. **Treasurer's Report** - There was no Treasurer's report due to lack of an updated report from Sterling.
4. **Committee Reports**

**Social Committee** - Alice Gallagher reported the picnic held on April 9<sup>th</sup> was a success with 107 people in attendance. Karen Hosman will work with Alice on a possible ice cream social to be held in August as well as a wine and cheese party to be held in the fall when the snowbirds return.

5. **Unfinished Business**

- A. **Lawns and Sprinklers** - Dick Schneider reported that Hank Hosman received estimates and contracted Valley Crest to repair/replace our broken sprinklers. Discussion followed on the system Valley Crest uses to complete this work. Dick made a motion, seconded by Bob Loveys, that we spend \$1,264 to repair/replace our sprinklers and get the system up to par. The motion passed unanimously. Discussion took place on sod replacement. Because this requires much water, which is limited right now, and because the sprinklers do not provide enough water for new sod, it was decided to wait until the rainy season for such

replacement. It was agreed that with scheduled fertilization and rain, grass may grow back, lessening the areas requiring sod and thus reducing our costs.

- B. Budget Line Items** - Hank Hosman stated that because there is confusion over who is charging us for what service in our Operating Budget, he and Carmelita Gray designed a generic budget which clearly shows each service we pay for and who is charging us for same. The Board agreed this would be helpful to our residents. Hank will have it printed and it will be available in the Communications Center.
- C. Action-Required Form** - Nuri Georges presented a draft of a form to be used in tracking landscaping problems. Nuri asked for comments and there was much discussion on the form itself, how it will be used, etc. All comments were noted and Michelle Jolly will re-do the form in print for Board review at our next meeting.
- D. 10 Things To Accomplish** - Hank Hosman reviewed the goals to be accomplished by the Board for this year, stating that some have already been completed. The list has been re-done in order of priority and the new list will be provided to the Board shortly.
- E. Bulletin Boards** - Hank Hosman reported that he was in the process of repairing the bulletin boards. He is investigating purchase of additional boards to be placed on top of the existing, thus giving us more space to put notices.

## 6. New Business

- A. TECO Street Lighting** - Nuri Georges reported his findings on the present system of renting the 10 light poles in Manchester IV and possible savings which could occur should we own them. Discussion followed on the pros and cons of such a move, i.e., maintenance, insurance, etc. Because it was felt there was merit in pursuing this matter, Nuri will work with the appropriate Federation representative to see whether this has already been investigated and, if not, if there is an interest in pursuing same.
- B. Storm Sewer Billing** - Because not enough information was available, this subject was postponed until a later date.
- C. Leased Transportation Vehicles** - Bob Loveys presented a draft of a letter to WCI and recommended, on behalf of the Board, that leased vehicles be considered to help eliminate the present need for buses for special trips. The Board unanimously agreed the letter be sent and suggested it be written under the President's name. Hank will arrange to send the letter.

7. **Good And Welfare** - Marie Colby reported that her mailbox leaks when it rains and the mail gets wet. Hank Hosman will contact the Postmaster in an effort to get a new box.
8. **Adjournment** - The meeting adjourned at 4:15 p.m. Motion by Dick Schneider, seconded by Carmelita Gray.
9. **Schedule Next Meeting** - The next Board meeting is scheduled for May 22, 2006 at 3:30 p.m. in the Federation Conference Room.

Respectfully submitted,

Alice M. Gallagher  
Secretary

Dated: April 15, 2006