

# MANCHESTER IV CONDOMINIUM ASSOCIATION

A Corporation Not-for-Profit

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

**DATE:** Monday, May 19, 2008

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

**PLACE:** Federation Conference Room

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

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 April 28, 2008 was waived and the minutes approved as presented. Motion by Nuri Georges, seconded by Hank Hosman, passed unanimously.
  
3.     **Treasurer's Report** - There was no report issued by Sterling because of problems with their new accounting system.
  
4.     **Committee Reports** - Social - Hank Hosman read the Pot Luck Social report and announced that an Ice Cream and Cake Social will be held on Sunday, July 20<sup>th</sup> in the Banquet Room.  
  
          **Sunshine** - Nan Dollins reported that since last month's report, she has purchased additional stamps.
  
5.     **Unfinished Business - Driveway Survey** - Nuri Georges reported he contacted people recommended by Sterling, made appointments and they did not show up. He has asked for an additional three contractor names and is in the process of contacting them. He will ask for possible repair solutions and prices.  
  
          **Pet Amendment** - Alice Gallagher distributed copies of the proposed Pet Amendment and reported the results of her meeting with Connie Martin.  
  
          **821 McCallister** - Harold Scott reported that the reflectors cost \$2.50 each but are not recommended because they can prove to be dangerous at night. It was agreed that Harold will contact the company, do a survey and look into purchasing bendable sticks.  
  
          **831 Manchester Woods - front stucco repair** - The repair was completed for \$128.00.
  
6.     **New Business - Tree Removal/Proposals** - Hank Hosman reported he obtained 3 estimates for the removal of three oaks, two pines, one palm, the large palm on the corner of Manchester Woods and Kings Blvd. and a small holly tree. Estimates were: T&T, \$1,775, TJ's, \$2,175 and Valley Crest, \$2,450. Hank will talk with Sterling to determine the quality of work of T&T, a bidder unknown to us. Harold Scott made a

motion, seconded by Nuri Georges, to accept T&T's proposal providing we spend no more than \$2,175. Don Feehan reported that two magnolia trees behind his home appear to be dying. Hank will have Valley Crest come to evaluate the condition of the trees.

**Maintenance of Preserve Area** - Hank Hosman received a complaint that the preserve area needed trimming. After much discussion, it was agreed that the Board members look at the preserve area behind the homes from 845 to 801 Manchester Woods to help determine what, if anything, has to be done. The matter was tabled until the next meeting.

7. **Good & Welfare - Sign Illumination** - Alice Gallagher reported a call received from Bob Miely who suggested the bronze lettering be removed and painted gold like many of the other associations have. Bob even offered to paint the lettering. Alice then surveyed Kings Point and found that all the newer signs have gold lettering which makes them easier to read. Hank stated he had already contacted the sign company about changing the bronze lettering to gold. He will report back the results of this meeting.

The next meeting is scheduled for Monday, June 30, 2008 at 3:00 p.m. in the Federation Conference Room.

The meeting adjourned at 4:05 p.m. Motion made by Alice Gallagher, seconded by Michelle Jolly.

Respectfully submitted,

Alice M. Gallagher, Secretary

5/24/08