

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

SUBJECT: Minutes of Board of Directors Meeting

DATE: Monday, May 21, 2007

TIME: 3:00 P.M.

PLACE: Federation Conference Room

PRESENT: ROXINE ARCHBALD
ALICE GALLAGHER
HANK HOSMAN
NURI GEORGES
CARMELITA GRAY

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 for the April 30, 2007 meeting was waived and they were accepted as presented. Motion made by Carmelita Gray, seconded by Roxine Archbald, passed unanimously.
3. **Treasurer's Report** - Carmelita Gray reviewed the April 25, 2007 report in detail and a motion made by Roxine Archbald, seconded by Alice Gallagher, passed unanimously.
4. **Committee Reports**
 - A. **Manchester Holiday Committee** - Alice Gallagher reported that the Holiday party for the four Manchesters will be held on Monday, December 3, 2007 in the theatre of the North Clubhouse.
 - B. **Social Committee** - Roxine Archbald reported her plans for additional committee candidates. She is hoping to have two or three functions a year and listed several possible party ideas under consideration.
5. **Unfinished Business**
 - A. **Status on the Sign** - Hank Hosman reported that a meeting of all interested parties will be held on May 23rd in an effort to finalize this project.
 - B. **Update on Corner Project** - Hank Hosman and Nuri Georges will purchase the white stones necessary to repair the property damage on the corner of McCallister and Manchester Woods Drive.

6. New Business

- A. Establish Sunshine Committee and guidelines** - Alice Gallagher requested tabling this project until the next meeting.
- B. Request for Alterations - 815 Manchester Woods Dr.** - The request to enclose a screened lanai with glass windows was approved on the condition that signatures of the nearby neighbors are obtained.
- D. Request for Alterations - 814 Manchester Woods Dr.** - A request to install a glass insert in the front door was unanimously approved.
- C. Dead tree - 819 Manchester Woods Dr.** - Hank Hosman reported that a 6 ft. tree in the common area in front of this house had died and had to be removed at the cost of the Association. Some discussion followed and it was agreed to have the tree removed. Motion made by Roxine Archbald, seconded by Carmelita Gray.

The next meeting is tentatively scheduled for Monday, June 25, 2007 at 3:00 P.M. in the Federation Conference room. Should vacation plans arise and a quorum not available, cancellation notification will be given and the next meeting will be held on Monday, July 30, 2007 at 3:00 P.M. in the Federation Conference Room.

The meeting adjourned at 3:45 P.M.

Sincerely,

Alice M. Gallagher
Secretary

Dated: May 23, 2007