

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

SUBJECT: Minutes of Board of Directors Meeting

DATE: Monday, July 24, 2006

TIME: 3:00 P.M.

PLACE: Federation Conference Room

PRESENT: ALICE GALLAGHER
NURI GEORGES

HANK HOSMAN
HAROLD SCOTT

1. **Opening** - A quorum was established, with four members present, and the President, Hank Hosman, called the meeting to order.
2. **Minutes** - Reading of the Minutes of June 19, 2006 was waived by the attending members and they were accepted as presented. Motion made by Harold Scott, seconded by Nuri Georges. Motion passed unanimously.
3. **Treasurer's Report** - Hank Hosman presented the June 25, 2006 report in detail. It was noted that the name of the holder of the listed CD was misspelled. It should read "CapMark Bank". The same correction will be made on the May 25th report. A motion was made by Harold Scott to accept the report with the recommended corrections, seconded by Alice Gallagher. Motion passed unanimously.
4. **Committee Reports** - Alice Gallagher reported the details of the upcoming Ice Cream and Cake Social scheduled for August 20th.
5. **Unfinished Business**
 - A. **Lease, Transfer and Architectural Change Tracking System** - Alice Gallagher reported that she and Harold Scott sorted the materials given them by Dick Schneider and developed a spread sheet and filing system which will provide easier access to all necessary information for each unit owner. Walter Dunn reported that the sheet did not include some of his rentals. Walter will provide Alice with the missing information.
 - B. **Landscape Service Report** - Hank Hosman reviewed the form and letter now in use by the residents reporting landscaping and irrigation problems. He then presented copies and described in detail a three month landscaping status report which summarizes the activities and responsibilities of One Source which have not been satisfactorily completed in our Association. Hank cited that the major problems appeared to be apparent in the Management, Communication and Resource areas. Much discussion took

place on this subject. A motion to send this report to the Federation was made by Harold Scott, seconded by Alice Gallagher. Motion passed unanimously. Nuri Georges, Harold Scott and Hank Hosman will continue to work toward solving the problems in these areas.

- C. Sod Replacement Program** - Hank Hosman reviewed in detail the proposal from One Source and the contract addendum developed by Man. IV which set forth all responsibilities (including soil treatment, insect control, fertilizing), pricing and timing of sod replacement by One Source. Replacement would include those areas in front and on the sides of homes viewed from the street and must begin by August 15th and completed by August 31st. The cost is \$4,531.50 for 7,950 sq. ft. Harold Scott made a motion that Hank Hosman sign the proposal and submit it to Sterling for One Source. The motion, seconded by Alice Gallagher, passed unanimously.
- D. Manchester IV Website** - Harold Scott reported that Michelle Jolly, who is our webmaster, has done a wonderful job with the site.
- E. Bulletin Boards** - Hank Hosman reported that the new bulletin boards have all been installed. One is for Manchester IV information, the other for the Federation, COA, Master Association and information in general.
- F. Possible Roof Refund** - Harold Scott reported that he has contacted the GAF shingle people several times and they have proven uncooperative in providing direction for a possible refund for their inferior shingles. Harold stated we do not have enough shingles to warrant a large refund and the fact that we did not replace our roofs with GAF shingles have made it difficult to negotiate further.

6. New Business

- A. Shrub Replacement Program** - Hank Hosman reported that he requested prices from four different vendors and had received two back (Valley Crest and One Source) which were almost identical. He reviewed the areas requiring replacement and stated that pruning takes place in November and it might not be wise to wait until then. Much discussion took place on the many varieties of shrubs and flowering plants available to replace our dead ones. Harold will have Pat Hagen call Hank with plant and shrub recommendations.

- B. Modification to Structure** - Hank Hosman stated that Nan Dollins of 812 McCallister had submitted the proper paperwork, including 53 valid signatures, for a 5' by 16' extension to be put in the rear of her home. Motion made by Alice Gallagher to accept

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Nan's modification, seconded by Nuri Georges. Vote was unanimous and Hank signed the paperwork and will submit it to Sterling.

7. Good and Welfare

Nuri Georges reported that damage had been done by a truck to the corner lawn of 821 McCallister Avenue and was wondering what could be done to prevent this.. Emily Florio spoke of this problem and her unhappiness with services provided by One Source. Harold Scott explained how we have had problems with this corner in the past and they have always been corrected. The last time we had damage, we were fortunate to identify the truck and the company's insurance paid for the damages. Harold emphasized the importance of trying to identify any truck that causes damage. Discussion took place on possible solutions to the problem. Hank Hosman will get bids on curbing for this corner as well as the corners of 2202 Mayfield Oaks Place and McCallister and Manchester Woods.

Delia Georges reported that a bad odor was coming from the open grate in front of 808 McCallister Ave. and expressed concern. Harold Scott will notify the Master Association of this problem.

Alice Gallagher reported on behalf of the Community Relations and Communications Committee that the new Federation Board's website, KPSCC.COM, is now in full operation. In addition, Bright House has released Channel 95 as an additional channel solely for use by Kings Point residents. This channel will feature Federation meetings and various other things of interest to our residents.

The next meeting will be held on Monday, August 28th at 3:00 p.m. in the Federation Conference Room.

The meeting was adjourned at 4:30 p.m. Motion made by Alice Gallagher, seconded by Nuri Georges.

Sincerely,

Alice M. Gallagher

Secretary

July 28, 2006