

MANCHESTER IV CONDOMINIUM ASSOCIATION, INC.

A Corporation-Not-for-Profit

SUBJECT: Minutes of Board of Directors Meeting

DATE: Monday, August 28, 2006

TIME 3:00 P.M.

PLACE: Federation Conference Room

PRESENT: ALICE GALLAGHER
NURI GEORGES
HAROLD SCOTT
CARMELITA GRAY
HANK HOSMAN

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 July 24, 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** - Carmelita Gray reviewed the budget dated July, 2006 in detail. A question arose on the Sterling report, Accounts Receivable section which will require clarification. The report was accepted and the motion made with clarification required on the aforementioned section made by Alice Gallagher, seconded by Harold Scott. Motion passed unanimously.
4. **Committee Reports**
 - A. **Social** - Alice Gallagher reported that the Ice Cream Social was successful and everyone had a nice time. The Manchester Holiday Party will be held on Thursday, December 7th with tickets going on sale early November. Flyers will be posted on the bulletin boards and delivered to the individual unit owners.
5. **Unfinished Business**
 - A. **Sod Replacement Program** - Hank Hosman reviewed the details of this project including the square footage involved and the pricing. A motion was made by Harold Scott for the expenditure of \$6,750.00 for the replacement of damaged sod. Seconded by Carmelita Gray, the motion passed unanimously. At present, an assessment does not appear to be necessary.

Hank Hosman brought attention to a notice on our bulletin boards with respect to the problem of cinch bugs and insecticides in Florida.
 - B. **Shrub Replacement Program** - Hank Hosman provided details on available varieties and shrub replacement in the common areas. A motion, made by Alice Gallagher for the expenditure of \$2,324.00 for this project was seconded by Carmelita Gray. The motion passed unanimously and an assessment does not appear to be necessary at this time.
 - C. **August 1, 2006 Memo to Homeowners** - There was much discussion on the Rules &

Regulations regarding unit owner responsibility for the planted areas around their homes not being serviced by One Source and the procedure the board should follow to enforce the rules in areas needing attention. It was decided Hank would conduct a survey of the houses in question and the matter was postponed for discussion until the next meeting.

6. New Business

- A. **Proposed Curb Project** - Hank Hosman reported that he had received pricing for curbing to be placed at the four corner locations which have been damaged by trucks. The prices ranged from \$3,249 to \$3,440. Much discussion took place on the feasibility of this project. The subject was tabled for the time being.
- A. **Proposed Sign** - Harold Scott reviewed details for a sign to be placed on the corner of 821 McCallister in an effort to eliminate the constant damage present on the property. A motion was made by Alice Gallagher to spend \$148.00 for the purchase and installation of a sign for this location. Motion was seconded by Carmelita Gray and passed unanimously.

- 7. **Good & Welfare** - Alice Gallagher read a letter from Nan Dollins written to the Board and Residents thanking them for their signatures and support in her endeavor to build the addition to her home. (Letter attached to these Minutes).

Alice Gallagher reported Helga Wells complained of people driving their golf carts on the lawn behind her home, damaging the sprinklers, parking on the lawn and fishing in the lake. Much discussion took place and Mrs. Wells will be provided with information on how to proceed with stopping the use of the golf carts on the lawn. The fishing is in a common area and that is permitted.

The next meeting will be held on Monday, October 2nd at 3:00 p.m. in the Federation Conference Room.

The meeting adjourned at 4:10 p.m.

Respectfully submitted,

Alice Gallagher, Secretary

Dated: August 31, 2006
Att.