

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

SUBJECT: Minutes of the Board of Directors Meeting
DATE: Monday, January 10, 2011
TIME: 7:00 P.M.
PLACE: Kings Point North Clubhouse, Atrium Room, 1900 Clubhouse Drive, Sun City Center, FL 33573

PRESENT: Board Members: Alice Gallagher, Harold Scott, Michelle Jolly, Nuri Georges, Bob Loveys
Resident: Nan Dollins

1. **OPENING** - A quorum was established with five members present and the President, Alice Gallagher, called the meeting to order.
2. **MINUTES** – Reading of the Minutes was waived and the Minutes of November 9, 2010 were approved. Motion made by Harold Scott, seconded by Nuri Georges, passed unanimously.
3. **TREASURER’S REPORT** – Michelle Jolly submitted the Treasurer’s Reports for the periods ending October 25, 2010 and November 25, 2010. A motion, made by Bob Loveys and seconded by Harold Scott to accept the reports passed unanimously.
 - A. A motion to transfer \$15,000 from the Continental CNL Bank Operating Account to the Merrill Lynch General Reserve account was made by Nuri Georges and seconded by Harold Scott. The motion passed unanimously.
4. **COMMITTEE REPORTS**
 - A. Sunshine Committee – Nan Dollins reported on the cards which were sent to residents and stated that the balance in her account is \$29.84.
 - B. Social Committee Report – Alice Gallagher reported that the dance was a success with 265 attendees.
5. **UNFINISHED BUSINESS**
 - A. 821 McCallister – Nuri Georges will contact Valley Crest to move the “Dangerous Curve” sign as agreed.
 - B. Lawn & Landscape – Planting of Gardens (1) behind 2206 Mayfield Palms and 2201 Mayfield Oaks Place and (2) behind 808 Manchester Woods Drive - Nuri reported that the planting was delayed due to weather conditions and he will coordinate with Valley Crest on a date.
 - C. Arbor Foundation Trees – Nuri and Bob Loveys will work with Valley Crest on what common areas would be best for the placement of the trees. Alice Gallagher noted that the trees were quite small. One tree will be placed at the Head’s residence and the Board will pay for a small plaque to be installed in honor of their deceased daughter.
 - D. Paver Amendment – Alice Gallagher asked the Board to review the specs again and they were approved as presented. They will be re-typed and ready for the Annual Meeting should the paver amendment pass. Artistic Pavers offered to come and meet with residents to answer their questions.

6. NEW BUSINESS

A. Annual Meeting

1. COA Funding 2011-2012 – Upon Membership approval, the Board will recommend paying the COA fee (\$350) out of the surplus funds.
2. Handouts – Alice Gallagher submitted sample handout packets for the Board’s review and the packets were approved as presented.
3. Proxies – Alice Gallagher stated that it was essential to collect all the Proxies from the Residents in order to ensure that a quorum be present at the meeting. Michelle Jolly will set up a receiving station in her vestibule. Alice will follow up with out of town residents by e-mail and mailings. Nuri Georges asked if the matter of Fee Simple was on the ballot this year and Alice reported that it was not.

7. GOOD AND WELFARE

- A. Alice reported on the current situation regarding contract renewal and selection by the Federation Board.
- B. Michelle Jolly announced that she would be stepping down from her post as Secretary/Treasurer effective after the Annual Meeting, citing increasing demands from her job and some health problems.
- C. Two Modification forms were submitted and approved. (1) 807 Manchester Woods Drive for replacement of rear windows with hurricane resistant windows and (2) 844 McCallister Ave. for installation of windows on lanai and a replacement garage door screen.

8. NEXT SCHEDULED MEETING - - The next meeting will be the Annual Meeting which will be held in the Banquet Room of the Kings Point North Clubhouse on Thursday, February 3, 2011 at 3:30 pm.

9. ADJOURNMENT - The meeting adjourned at 8:15 p.m. Motion made by Michelle Jolly, seconded by Nuri Georges.

Respectfully submitted by

Michelle Jolly, Secretary/Treasurer