

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

SUBJECT: MINUTES OF THE ANNUAL MEMBERSHIP MEETING
DATE: Thursday, February 3, 2011
TIME: 3:30 P.M.
PLACE: Banquet Room, North Clubhouse, 1900 Clubhouse Drive, Sun City Center,
FL 33573

1. **Opening**
 - A. **Proof of Notice of Meeting** - Notice of this meeting was mailed to each Association member on December 3, 2010. The second notice was mailed on January 20, 2011.
 - B. **Roll Call and Certification of Proxies** – Dana Lin Phillips, representing The Continental Group, called the roll and certified the proxies. A quorum of fifty-nine members was present in person or by proxy.
 - C. **Call to Order** – The President, Alice Gallagher, called the meeting to order.
 - D. **Pledge of Allegiance** – Alice Gallagher led the group in the Pledge of Allegiance.
2. **Introduction** – The following Board members were present and introduced: Michelle Jolly, Robert Loveys and Harold Scott. Dana Lin Phillips, representing The Continental Group, was introduced as well as our new residents, Cherrilynn and Thomas Grate and Harry Leonhardt, who has not moved in as yet.
3. **Elections** – Because there were two vacancies and two candidates, there was no need for a vote and the Secretary, Michelle Jolly, cast one vote for the unopposed candidates.
4. **Approval of 2010 Annual Meeting Minutes** – Reading of the Minutes of the Membership Meeting held on February 4, 2010 was waived and the Minutes were approved as published. **Motion by Al Hurlbrink, seconded by Phil Eaton, passed unanimously.**
5. **President's Report** – Alice Gallagher thanked the Board members and Officers for their contributions, Nuri Georges, who was not present, for his efforts as our POC, Nanette Dollins, our Sunshine Lady, and Michelle Jolly, our Webmaster, for all their help this year. Recognition was given to the passing of the following residents during 2010: Fae Reiber, Thomas Aleo and Dorothy Blake. A moment of prayer was taken for the members of our Association who are ill and for the safety of our troops.

Mrs. Gallagher thanked all the residents who offered support and advice with respect to the Property Management Contract vote. She stated that out of 70 homes, 52 people responded. The present status of the contract was explained and everyone will be advised of the outcome when the new contract is signed. Reviewed in detail were the packets of information distributed to those in attendance. (Note: Packets will be delivered to all Proxy/Absent residents separately.) Also explained were the changes made in the Paver amendment being voted on.
6. **Treasurer's Report** – Michelle Jolly reviewed the December 25, 2010 report in detail. **Motion to accept it as presented was made by Bob Loveys and seconded by Carmelita Gray. Motion passed unanimously.**
7. **Committee Reports** – There were no committee reports.
8. **Unfinished Business from the 2010 Annual Meeting, if any** – There was no unfinished business.

9. New Business

- A. Excess Funds.** Be it resolved that any excess of membership income over membership expenses for the year ending March 31, 2011 shall be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604 and applied to the General Reserve account. **There was no discussion and a motion to accept the resolution made by Dick McCormick, seconded by Hank Hosman, passed unanimously.**
- B. Resolution to pay the COA an annual total amount of \$5 per unit** to include \$3 per unit COA membership dues, \$1 per unit for the Kings Point Library Fund and \$1 per unit for health services. **There was no discussion and a motion to accept the resolution made by Joseph Jahn, seconded by Phil Eaton, passed unanimously.**
- C. Amendment to the Declaration – Article XIV Maintenance and Alterations – A Motion was made by Hank Hosman, and seconded by Art Lucchesi to amend the Manchester IV Declaration of Condominium, Article XIV as described in the Agenda for this meeting.** Discussion followed and an addition was made to the Paver Specifications that both adjoining units must be identical in color, size and design. **Motion passed – 58 Yes, 1 abstained.**
- D. Review of the 2011-2012 Proposed Budget –** Harold Scott reviewed the budget in detail.

10. Announcements/Good & Welfare

- Michelle Jolly, Webmaster, gave a report on the Association website.
- Michelle Jolly announced her resignation as Secretary/Treasurer of the Board effective February 3, 2011. She will submit a formal resignation in writing to the Board. The Board asked for a volunteer to fill the vacancy. Michelle will remain as the Association Webmaster.
- Alice Gallagher announced that Hank Hosman had accepted the Treasurer position for the Association. Under our By-Laws, he does not have to serve as a member of the Board to hold this office.
- The Recreational Facilities Executive Committee (RFEC) is seeking three resident members for two year terms. Alice will post a notice on the bulletin boards for those interested in applying.

11. Adjournment – There being no further business, the meeting was **adjourned at 4:20 p.m.**

Recorded By: Michelle Jolly/Alice Gallagher