

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

SUBJECT: MINUTES OF THE ANNUAL MEMBERSHIP MEETING
DATE: Thursday, February 4, 2010
TIME: 3:30 P.M.
PLACE: Kings Point South Club, Jubilee I Room, 1224 Newpoint Loop, Sun City Center, Florida, 33573

1. Opening

- A. Proof of Notice of Meeting** – Notice of this meeting was mailed to each Association member on December 4, 2009. The second notice was mailed on January 21, 2010.
- B. Roll Call and Certification of Proxies** – Peter Schmidt of The Continental Group, who was in attendance, called the roll and certified the proxies. With 30 members present and 24 proxies, a quorum was established.
- C. Call to Order** – The President, Henry Hosman, called the meeting to order at 3:45 P.M.
- D. Pledge of Allegiance** – Mr. Hosman led the group in the Pledge of Allegiance.

2. Introductions – The following Board members were present and introduced: Hank Hosman, Roxine Archbald, Alice Gallagher, Carmelita Gray, Michelle Jolly and Harold Scott. Also introduced was Peter Schmidt of The Continental Group.

3. Elections – There were three vacancies and five candidates. The ballots were counted and certified by Roxine Archbald and Carmelita Gray. The results, announced by Peter Schmidt, were: Michelle Jolly (46), Nuri Georges (43), Robert Loveys (33), Dan Uffner (14) and Marie Nelson (12).

4. Minutes – Approval of 2009 Annual Meeting Minutes – Reading of the Minutes was waived and they were approved as presented. **Motion made by Joseph Jahn, seconded by Joan Feehan, passed unanimously.**

5. President's Report - President Hank Hosman thanked the Board members for their services, Michelle Jolly for her efforts in maintaining our website and the following Committee Chairs for their contributions: Roxine Archbald, Social, Nan Dollins, Sunshine and Alice Gallagher, Holiday party. He outlined some of the highlights of the year. **Brought to the attendees' attention was that the \$17,220 received back from the Bright House door fee was used to offset the cable cost for 2010. By so doing, the monthly unit cable cost in our Operating Budget has been lowered by \$20.50 per month for this year ONLY. Hank warned the attendees that the cable fee cost will return by that amount after this year.** The reserves were increased by monies from the General Fund and a light was installed at the Manchester IV sign on Kings Boulevard. Because several residents requested driveway pavers, an amendment to the Bylaws was developed. Recognition was given to the passing of the following residents during 2009: Roslyn Donnerstag, Kenneth Kelly and Edith (Fae) Reiber. Our new residents, Elaine Wieser and John York, who reside at 831 Manchester Woods Drive were introduced and welcomed by the residents.

6. Treasurer's Report – Carmelita Gray reviewed the December 25, 2009 report in detail and the report was accepted as presented. **Motion made by Bob Loveys, seconded by Joan Feehan, passed unanimously.**

7. Committee Reports – There were no Committee reports.

8. **Unfinished Business from the 2009 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, 2010, 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 Dorothy Tumulty, seconded by Nuri Georges, passed unanimously. (Present: 30 Yes, 0 No; Proxies: 24 Yes, 0 No.)
- B. **Resolution to waive a reviewed financial statement for an association with total annual revenues of at least \$200,000 but less than \$400,000 in lieu of a report of cash receipts and expenditures for the fiscal year ending March 31, 2010.** There was no discussion and a motion to accept the resolution, made by Robert LeCours, seconded by Joseph Jahn, passed by a majority. (Present: 30 Yes, 0 No; Proxies: 22 Yes, 2 No.)
- C. **Resolution to pay the COA an annual total amount of \$5.00 per unit to include \$3.00 per unit COA membership dues, \$1.00 per unit for the Kings Point Library Fund and \$1.00 per unit for Health Services.** After discussion of the items referred to under “Health Services”, a motion to accept the resolution, made by Joseph Jahn, seconded by Audrey Scullion, passed by a majority. (Present: 29 Yes, 1 No; Proxies: 24 Yes, 0 No.)
- D. **Review of the 2010-2011 Proposed Budget** – Hank Hosman conducted a detailed review of the 2010-2011 budget. No motion was necessary to pass the budget because this is conducted by the Board at the Reorganization meeting.
- E. **Amend the Manchester IV Declaration of Condominium, Article XIV, to include the installation of paver driveways** - Peter Schmidt stated that a 2/3rd vote which represents 47 votes of the entire membership is required to pass an amendment. After much discussion, a motion made by Walter Dunn, seconded by Al Hurlbrink to amend the Manchester IV Declaration of Condominium, Article XIV, (B)(2)(a) to include paver driveways was defeated by four votes. (Present: 21 Yes, 9 No; Proxies: 22 Yes, 2 No.)
- F. **Resolution to distribute interest from the association’s investment account for the budget year April 1, 2010 to March 31, 2011 as follows: Painting 30%, Roofing 50%, Paving 20% and General Reserve 0%.** Motion made by Joan Feehan, seconded by Jim Archbald to accept the resolution passed unanimously. (Present: 30 Yes, 0 No; Proxies: 24 Yes, 0 No.)
- G. **Resolution to permit the Federation of Kings Point Association, Inc. to acquire by fee simple title the same recreational facilities that were placed in trust in 2007 for the benefit of the unit owners of Kings Point.** Motion made by Harold Scott, seconded by Al Hurlbrink to accept the resolution. Requiring 75% or 52 votes for passage, resolution passed. (Present: 30 Yes, 0 No; Proxies: 24 Yes, 0 No.)

10. **Announcements/Good & Welfare**

Joe Scullion reported that the garbage and recycle trucks leak oil on Manchester Woods Drive and it gets tracked into his garage. Peter Schmidt stated that when this happens, he is to be contacted at Continental and he will advise WSI of the situation.

Elizabeth Head suggested name tags be prepared and distributed at our next Annual Meeting.

Al Hurlbrink thanked Hank Hosman for the great work he has done for the Association and the audience showed their appreciation with applause.

11. **Adjournment** – The meeting adjourned at 4:40 P.M. **Motion by Joe Scullion, seconded by Nuri Georges.**

Respectfully submitted,

Alice M. Gallagher, Secretary