

MANCHESTER IV CONDOMINIUM ASSOCIATION, INC.

A Corporation Not for Profit

SUBJECT: Minutes of the Board of Directors Meeting
DATE: Monday, March 7, 2011
TIME: 2:00 p.m.
PLACE: Kings Point North Clubhouse, South Social Room, 1900 Clubhouse Drive, Sun City Center, FL 33573
PRESENT: Board Members: Alice Gallagher, Nuri Georges, Bob Loveys, Harold Scott. Treasurer: Hank Hosman.

1. **Opening – Establish a Quorum/Call Meeting to Order** – A quorum was established with four members present and the President, Alice Gallagher, called the meeting to order.
2. **Minutes** – Reading of the Minutes was waived and the Minutes of January 11, 2011 and of the Annual and Reorganization Meetings of February 3, 2011 were approved for distribution to the residents.
3. **Treasurer’s Report** – Hank Hosman reviewed the January 25, 2011 report which was accepted as presented. **Motion by Harold Scott, seconded by Bob Loveys, passed unanimously.** Hank provided a detailed review of available monies vs. our budget and discussion followed. **The Board agreed to identify the percentages of interest monies to go into the Reserves as follows: Paving, 15%, Painting, 30%, Roofing, 55% and General, 0%. It was also agreed to pay \$350 for COA dues out of the Miscellaneous account. Motion made by Harold Scott, seconded by Bob Loveys, passed unanimously.** Hank will write Continental and advise them of same. He will be closely monitoring this year’s expenditures vs. our budget so we can better prepare for next year.
4. **Committee Reports** – There were no committee reports.
5. **Unfinished Business**
 - A. **Lawn & Landscape** – Nuri Georges provided an update. New procedures are in the process of being developed by Valley Crest, Continental and the Committee Co-Chairmen which should provide more efficiency in service to the association.
 - B. **Approval of addition to the Paver Specifications** – The Specifications were approved with the addition suggested at the Annual Meeting. A special meeting will be held for the residents on Monday, March 21st at 2:00 p.m. in the Atrium Room. The speaker will be John Schmitt of Artistic Pavers. Notices will be posted on the bulletin boards and delivered to each unit.
6. **New Business**
 - A. **Distribution of Annual Meeting Hand-Out Materials to those who submitted Proxies and distribution of Annual & Reorganization Meeting Minutes to all unit owners** – Bob Loveys will handle the distribution of both these items.
 - B. **Condominium Board Member Certification Course/Signing of Required Form in compliance of 718.112(3)(b)** – Information on the upcoming meetings was distributed and all Board members will attend one of the sessions and sign the appropriate forms.
 - C. **Update on Solar Panel Installation** – To date, no information has been forthcoming from the unit owner or the contractor. Continental has sent a second letter to the unit owner setting forth a time limit for response. The Board was in agreement and authorized seeking legal assistance **if** that becomes necessary.

- D. Release of Addresses** – Continental has advised the residents that they will no longer release owner telephone numbers, addresses or e-mail addresses. The Board agreed that we do not publish a directory for public use and we will continue to issue our resident address list to our unit owners. Resident e-mail addresses are not published on the listing.
 - E. 842 McCallister Ave. Garden Clean-up** – A letter has been sent by Continental to the lawyer handling this estate unit requesting compliance with our rules and to have the area cleared and the bushes trimmed.
 - F. Resignation** – The Board accepted the written resignation of Michelle Jolly with regret.
- 7. Good & Welfare**
- A.** 809 Manchester Woods Dr. – Due to complaints, Continental will send a letter to the unit owner requesting removal of the red neon “Joy” sign which is located on the left side of the house.
 - B.** Information received from Continental regarding the removal of squirrels from a home by Prevail will be posted on the bulletin boards.
 - C.** Announcement of new Continental employees and the status of recruitment in progress was provided to the Board members.
 - D.** The COA will sponsor another shredding day on April 21st from 12-2:30 in the back parking lot of the North Clubhouse. A notice will be placed on the bulletin boards.
 - E.** 824 Manchester Woods Drive has been sold. Our new neighbor is Edna Williams.
- 8. Schedule Next Meeting** – The next meeting will be a Special Board and Membership Meeting limited to a discussion of Pavers. The meeting will take place on Monday, March 21st at 2:00 p.m. in the Atrium Room of the North Clubhouse.

The meeting adjourned at 3:10 p.m.

Recorded By: Alice Gallagher