

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

SUBJECT: Minutes of the Board of Directors Meeting
DATE: Saturday, April 10, 2010
TIME: 10:00 A.M.
PLACE: Kings Point North Clubhouse, Atrium Room, 1902 Clubhouse Road, Sun City Ctr., FL 33573

PRESENT: Board Members: Alice Gallagher, Michelle Jolly, Nuri Georges and Bob Loveys.
Residents: Hank Hosman, Kay Cruikshank, Nan Dollins.

1. **Opening** – A quorum was established, with four members present. The President, Alice Gallagher, called the meeting to order.
2. **Approval of Minutes - March 6, 2010 Board Meeting** – A motion made by Bob Loveys, seconded by Nuri Georges to waive reading of the Minutes and approve them as presented passed unanimously.
3. **Treasurer's Report** – Michelle Jolly informed the board that the March financial reports were not yet received from Continental. The Treasurer's Reserve Analysis Report for the period ending February 26, 2010 was read and it was noted that there is a discrepancy of \$10,000.05 between the total Cash Assets per Merrill Lynch and what Continental shows as being in our Reserves. The \$10,000 discrepancy dates back to April 2008. Alice Gallagher has spoken to both Continental and Merrill Lynch representatives and they have stated they are auditing the accounts to determine where the adjustment should be made.
4. **Committee Reports**
 - A. **Lawn & Landscape** – Nuri Georges reported that Valley Crest is surveying the damage caused by a harsh winter and will come up with a recommendation and price quote for replacing plantings. Valley Crest will cut back shrubs dramatically with the hopes that new blooms will sprout. Alice Gallagher presented information from Minutes of the Board of Directors Meeting held on April 16, 1996 in which it had been voted that dead bushes within the limited common area adjacent to each unit are the responsibility of the owner. Nuri asked the Board to consider the possibility of allocating funds to at least pay half of the replacement costs for the owners. After discussion, it was decided the Board would wait for Valley Crest's quote and then make a determination based on real costs. Valley Crest will also be requested to recommend replacement shrubs which would withstand unfavorable weather conditions.

Nuri reported that the roots of the oak tree that were cut back between the homes at 821-823 McCallister approximately three years ago have grown back, causing some upheaval of earth at the site. Discussion resulted in the Board asking Nuri to report the problem to Stormy Holloway at Continental and submit a request to meet with Valley Crest to discuss whether the tree can be re-cut or removal is necessary along with any pricing which might be involved.

Nuri provided additional reports on the following: (1) Gloria Stetler of Manchester Woods Drive complained that Valley Crest was not mowing the patch of lawn in her back yard that she had seeded herself. Several days later it was noted that Valley Crest had indeed mowed the area. (2) Dick Manion of Manchester Woods Drive complained

that the shrubs in the wetland area behind his house had spread and were beginning to encroach on his property. Discussion included the fact that the issue had been brought to the Board in the past and because the area is a wetlands area, it is illegal to be cut back any more than it has been. An investigation of the area indicated that there is at least one hundred feet of lawn between the wetlands and the unit. (3) The storm drain located near the Manchester IV sign on King's Blvd. is sinking and will have to be raised to the proper height to allow drainage. It was decided to ask Harold Scott to notify the Master Association of this problem.

B. Social Committee – Alice Gallagher reported that 45 residents were expected to attend the Social planned for Sunday, April 11, 2010.

C. Sunshine Committee – Nan Dollins reported that she has a balance in her petty cash of \$27.02. Get well cards were sent to Neal Anderson and Dorothy Blake.

5. Unfinished Business

A. Roofing Information Investigation – Hank Hosman reported that Mr. Murphy, a representative from GAF, manufacturers of our present roofing shingles, would be willing to attend one of our meetings and make recommendations on the expected lifespan of our shingles so we could adjust our reserve budgets if necessary. Hank will invite him to meet with us in September with preference for a Saturday morning, weekday evening, or, if during normal working hours, as late in the day as possible to accommodate Michelle Jolly's work schedule.

B. 821 McCallister – Proposal for Curbing at Corner – Discussion on options researched by Harold Scott as reported by Alice Gallagher included cement concave curbing which could finally be the answer to this ongoing problem. A motion made by Michelle Jolly, seconded by Nuri Georges, to get price quotes for the corners of 821 and 844 McCallister Avenue passed unanimously. There was some discussion as to whether permission from the Master Association was required, and it was decided to ask Harold Scott to investigate same.

C. Paver Amendment, Power Washing – Discussion after review of Amendment resulted in Board's decision to survey the Association's homes and come up with a standardized list of color options to maintain a pleasing aesthetic in the Association. Bob Loveys asked that the Amendment include language specifying which color options were approved. Hank Hosman suggested we ask the paver contractors for some sample color stones to assist us in this project. Alice Gallagher stated that we need to have this Amendment presented no later than at our next Annual Meeting, but perhaps sooner, provided the legal fees involved are not prohibitive. The Power Washing project was tabled pending price quotes from Harold Scott.

D. Rules Update/Revisions – Discussion was tabled and Alice Gallagher will work on the revisions over the summer. Nuri Georges asked if there were any limits on how long one could have house guests and Alice informed him that as long as there were no more than 4 people actually living in a two bedroom unit, there was no limit. Guests would be expected to obtain a badge for the duration of their visit if they wish to use the clubhouse facilities.

6. **New Business** – there was no new business.

7. Good and Welfare –

Alice Gallagher reported the following:

- Thanked all assembled for their efforts to obtain signatures for the petition to allow golf cart driving at night.
- At the most recent COA meeting the monies donated in memory of residents Tom Aleo and Faye Reiber were donated to the library fund.
- Pat and Kenneth Godfrey, natives of Pennsylvania, have purchased the Kelly home at 2203 Mayfield Oaks Pl. An April 15th closing is scheduled for the Donnerstag unit at 806 Manchester Woods Drive.
- Bob Miely mentioned a possible donation of two Juniper plants to be planted at the Manchester IV sign on Kings Blvd. The Board will take responsibility for planting them. Alice will follow up with Bob.
- A check-off list of suggested items to be covered when leaving a unit for an extended period of time was made available by the COA. Michelle Jolly offered to post it on the website.
- The Kings Point West Recreational Rules Association recently approved badge rules and fees have been posted in the May “Pointer”.
- Kay Cruikshank stated that she will proceed with painting her driveway and assured the Board that she would select a very neutral tan-shade.

8. Scheduled Next Meeting – The next meeting will be held on Saturday, May 22nd at 10:00 a.m. in the Atrium Room of the North Clubhouse.

9. Adjournment – The meeting adjourned at 11:15 A.M. Motion made by Michelle Jolly, seconded by Nuri Georges.

Respectfully submitted by:

Michelle Jolly, Secretary/Treasurer