

MANCHESTER IV CONDOMINIUM ASSOCIATION, INC.

A Corporation-Not-for-Profit

SUBJECT: Minutes of Board of Directors Meeting

DATE: Monday, June 19, 2006

TIME: 4:00 P.M.

PLACE: Federation Conference Room

PRESENT: ALICE GALLAGHER
NURI GEORGES
CARMELITA GRAY

HANK HOSMAN
HAROLD SCOTT

1. **Opening** - A quorum was established, with five members present, and the President, Hank Hosman, called the meeting to order.
2. **Minutes** - Reading of the Minutes of May 22, 2006 was waived by the attending members and they were accepted as presented. Motion made by Harold Scott, seconded by Nuri Georges.
3. **Treasurer's Report** - There was no Treasurer's report due to lack of an updated report from Sterling.
4. **Committee Reports** - There were no Committee reports.
5. **Unfinished Business**
 - A. **Lease, Transfer and Architectural Change Tracking System** - Alice Gallagher provided a status report. Harold Scott will assist Alice in this project.
 - B. **Landscape Service Report** - Hank Hosman reported that the forms for reporting problems had been delivered to all homes (with the exception of those residents who are away). He and Nuri suggested possible revisions and it was decided to wait and not revise the form until more resident usage information is available.
 - C. **Letter To The Federation - TECO Street Lights** - Hank Hosman provided background of the present TECO contract and possible savings which could be accomplished. A letter to the Federation was prepared by Nuri Georges and signed by Hank Hosman. A copy of this letter is attached.
 - D. **Manchester IV Website** - Hank Hosman reported that Michelle Jolly has been working with Harold Scott and although significant changes have been made to our website, a PDF file is required to fill our future needs. A motion to spend \$50.00 for the purchase of a PDF file was made by Harold Scott, seconded by Nuri Georges. The motion passed unanimously.
 - E. **Bulletin Boards** - Hank Hosman reported that our three new bulletin boards have been ordered and Sterling has been authorized to hire Ron Osteen to install them.

- F. Possible Roof Refund** - Harold Scott reported that he had some shingles but not enough. He presented some options we may have and it was agreed that Harold will continue to work with Buddy in an effort to complete the necessary steps to obtain a possible refund.

6. New Business

- A. Sod Replacement** -. One Source provided an unsolicited bid to replace all of the damaged sod in Manchester IV - 59,905 sq. ft. of sod for a cost of \$33,846.71. Estimates for sod per sq. ft. were received from One Source, TurfKeepers, Valley Crest and Hubbell Nursery. They ranged from \$. 45 to \$.65 per sq. ft. installed. Nuri Georges and Hank Hosman made independent surveys of the front lawn sod replacement requirements and developed figures that ranged from 14,500 to 16,500 sq. ft. One Source will be asked to provide an estimated replacement cost for just the front lawn and side lawns that parallel the streets. Replacement of sod will take place in August during the rainy season. Discussion also took place regarding the replacement of the hedges which border Manchester IV along Kings Boulevard which are our responsibility. Hank Hosman will get estimates on this. The question of whether a special assessment will be necessary to cover these expenses arose. The Board will do their best; however, depending on the final cost, a special assessment cannot be ruled out at this time.
- B. One Source** - Nuri Georges stated that One Source is not completing the areas they are responsible for in their contract nor are they performing basic weeding, mowing, edging, etc. on a timely basis. It was agreed to continue following up with Sterling and reporting all problem areas.
- C. Irrigation and Well Pump Landscaping** - Harold Scott reported the hedges around these areas, put in by WCI, are our responsibility and are supposed to be taken care of by our landscapers. He stated that because they are set away from us in a remote area, they are not being cared for and it might be better if this landscaping assignment be given to the Master Association. The board was in favor of Harold seeking the agreement of the Master Association to maintain the landscaping of these areas
- D. Appointment of new Vice President** - Alice Gallagher reported that Dick Schneider's resignation from the board was accepted with regret. Alice nominated Harold Scott to complete Dick's term as Vice President. The motion, seconded by Nuri Georges, passed unanimously.

7. Good and Welfare

Nuri Georges questioned the status of the Federation litigation and whether or not they plan to continue the lawsuit. Hank stated that he was told the Federation attorneys were reviewing available options and were to report to the Federation Board. To date, no

decisions have been made.

Dorothy Blake received a letter from All State Insurance stating that FEMA is recommending all Kings Point homeowners take out flood insurance, raising the question of the necessity of this coverage. Discussion revealed this is not necessary because we are on a higher elevation and not in a designated flood zone.

The next meeting of the Board of Directors will be held on Monday, July 24, 2006 at 3:00 p.m. in the Federation Conference Room.

The meeting adjourned at 4:40 p.m. Motion made by Harold Scott, seconded by Carmelita Gray.

Respectfully submitted,

Alice M. Gallagher
Secretary

Dated: June 25, 2006

Attachment