

MANCHESTER IV CONDOMINIUM ASSOCIATION, INC.

A Corporation Not-for-Profit

SUBJECT: Minutes of Board of Directors Meeting

DATE: Monday, July 30, 2007

TIME: 3:00 P.M.

PLACE: Federation Conference Room

PRESENT: ROXINE ARCHBALD
ALICE GALLAGHER
HANK HOSMAN
CARMELITA GRAY
NURI GEORGES
HAROLD SCOTT

1. **Opening** - A quorum was established, with six members present, and the President, Hank Hosman, called the meeting to order.
2. **Minutes** - Reading of the Minutes for the May 21, 2007 meeting was waived and they were accepted as presented. Motion made by Harold Scott, seconded by Carmelita Gray. Reading of the Minutes for the June 25, 2007 meeting was waived and they were accepted as presented. Motion made by Nuri Georges, seconded by Harold Scott.
3. **Treasurer's Report** - Carmelita Gray reviewed the June 25, 2007 report in detail and it was accepted as presented. A motion made by Harold Scott, seconded by Alice Gallagher, passed unanimously.
4. **Committee Reports - Social Committee** - Roxine Archbald gave a detailed report on the ice cream social which was very successful. Sixty-two people attended and a good time was had by all.
5. **Unfinished Business**
 - A. **Status on the Sign** - Hank Hosman reported that the associations he spoke to are no longer interested in purchasing signs. The price of the sign is \$2521.30. A motion made by Roxine Archbald to move forward and purchase the sign, seconded by Alice Gallagher, passed unanimously.
 - B. **Repairs to exterior of 822 McCallister Avenue** - Hank Hosman reported that the he arranged to have the cracks in this house repaired for \$50.00. Motion made by Alice Gallagher to approve the expenditure of \$50.00 for this repair, seconded by Harold Scott, passed unanimously.
 - C. **Sod and Shrub Replacement - 819 Manchester Woods Drive.** The original cost approved to have an old tree removed and a new one put in was \$250.00.

The final cost is \$265.00. Motion made by Harold Scott to approve the additional required \$15.00, seconded by Roxine Archbald, passed unanimously.

- D. Sod & Shrub Replacement** - Nuri Georges reported on the shrubs which have to be replaced behind 816 & 818 McCallister. He stated he reported that he has been trying to get the sprinklers behind this house repaired since April and there has been no progress to date. He also reported that approximately 3,000 sq. ft. of sod must be replaced and he has notified the One Source representative, who will meet with him next week. Discussion took place on cinch bug problems and sod replacements made last year vs. the requirements for this year.

Roxine Archbald reported that golf carts have been driving through behind 816 and 818 McCallister from Kings Boulevard. Hank stated if he can get information on who they are, he will have them reported.

Nuri also reported that the stones placed at the corner of McCallister Avenue and Manchester Woods are holding up. He stated we will have to add more stones to this area after the rainy season.

- E. Sunshine Committee Guidelines** - Alice Gallagher reported that Nan Dollins has agreed to chair the Sunshine Committee and stated announcements will be placed on the bulletin boards with directions for the residents. Twenty dollars was given to Nan from the Social Committee funds for a start-up. Copies of the guidelines were given to the Board member and attendees.
- F. Possible Changes to the Annual Meeting Agenda** - Hank Hosman stated that any items to be placed on this agenda be brought to the next meeting or e-mailed to him.
- G. Landscape Alterations or Improvements - 815 Manchester Woods Drive** - Roxine Archbald presented her application with the required number of resident signatures and details for the landscape improvements at her home. Motion made to approve the application made by Harold Scott, seconded by Nuri Georges, passed unanimously.

Good and Welfare - Kay Cruikshank reported that there are a great deal of fire ants by the mail box near her home. Alice Gallagher will place fire ant killer at the mail box.

Schedule Next Meeting - There will be no meeting held in August. The next meeting is scheduled for Monday, September 24th at 3:00 p.m. in the Federation Conference Room.

Adjournment - The meeting adjourned at 3:50 p.m. Motion made by Harold Scott, seconded by Alice Gallagher.

Respectfully submitted,

8/10/07

Alice M. Gallagher, Secretary