

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

SUBJECT: Minutes of Manchester IV Board Meeting
DATE: Thursday, September 22, 2011
TIME: 3:30 p.m.
PLACE: Federation Conference Room

1. **Opening:** The meeting was called to order at 3:30 p.m. by the President, Alice Gallagher. Present were Nuri Georges, Roxine Archbald, Hank Hosman and Resident, Kay Cruikshank.
2. **Minutes:** The minutes of the meetings of May 19 , August 3, and September 2, 2011 Board meetings were approved unanimously. Motion made by Nuri Georges, seconded by Roxine Archbald.
3. **Treasurer's Reports:** Hank Hosman distributed copies of the reports of April 25, May 25, June 25, and July 25, 2011 and explained details of the reports. A motion made by Roxine Archbald, seconded by Nuri Georges, passed unanimously.
4. **Committee Reports** - There were no committee reports.
5. **Unfinished Business**
 - A. Brick Paver Installations – Phase II – Alice will post a bulletin board notice notifying all residents that if they want paver driveways, to contact her as the prices with Artistic Pavers will remain only through December. Alice will then notify the contractor and he will work directly with the residents.
 - B. Rules and Regulations Update - Alice has a rough draft of the Rules and Regulations update and hopes to have them ready for review with the Board at our next meeting.
 - C. Deeding of Lakes - The surveys are being completed by the Master Association and the project has been turned over to the lawyer.
6. **New Business**
 - A. Modification Request - Because the request did not meet the requirements as indicated in our condo documents, Article XIV, Maintenance & Alterations and Article XIX, Section Y, Nos. 1, 2 and 3, Miscellaneous Provisions, the request was denied. A motion made by Nuri Georges, seconded by Alice Gallagher that both the newly installed front and back windows be removed and

replaced with windows that meet the required architectural standards passed unanimously. Debbie Malek of The Continental Group will notify the owner to that effect.

B. Driveway Repair – 829 McCallister. Alice will contact three vendors for prices and options for repair.

C. Continental CNL Reserve Account-- After discussion, Roxine moved and Nuri seconded a motion that we not participate in the CNL offer and continue to have our reserve monies sent directly to Merrill Lynch. The motion passed unanimously.

D. KP Lawn & Landscape & The Continental Group Surveys – The Board members were asked to review the surveys and provide their input to Alice, who will submit the final versions to the Federation.

E. Appointment of New Board Director – A notice will go out to all residents urging them to join the board. We have one opening and Bob Loveys has accepted the Vice President position on a temporary basis.

F. Continental has sent a letter to a resident stating our rules with respect to “clutter”. We allow three decorative ornaments no taller than three feet in the limited common areas. Valley Crest is having a difficult time trimming the bushes and will not be responsible if ornaments and planters hinder their work and get broken. Owners who do not comply after receiving notice will be fined.

7. Good and Welfare

Debbie Malek has been assigned the contract for Continental Group issues.

Alice and Nuri will work with Valley Crest on the maintenance of drains and run-off grates.

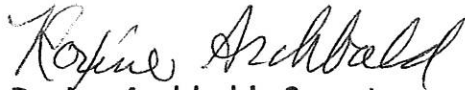
Hank stated it is almost time for our budgets and we should look at the items over which we have control in an effort to cut expenses.

The COA has arranged for another shredding day on Thursday, November 17th between 9:00 a.m. and noon. Residents can bring up to 4 paper bags or 2 boxes full of papers to the back parking lot. A notice will be posted on the bulletin boards.

The annual golf cart parade will be held on December 10th. The Kings Point portion will form and leave from the South Club at 10:00 a.m. and will continue to SCC to join with their groups.

8. **Schedule Next Meeting** – A meeting will be scheduled as soon as the new budgets are available. We do not have a definite date as yet.
9. **Adjournment** – The meeting was adjourned at 4:30 p.m. Motion by Nuri Georges, seconded by Roxine Archbald passed unanimously.

Respectfully Submitted,


Roxine Archbald, Secretary