

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

SUBJECT: Minutes of the Board of Directors Meeting
DATE: Saturday, September 25, 2010
TIME: 11:00 A.M.
PLACE: Kings Point North Clubhouse, Atrium Room, 1900 Clubhouse Drive, Sun City Ctr., FL 33573

PRESENT: Board Members: Alice Gallagher, Harold Scott, Michelle Jolly, Nuri Georges.

1. **OPENING** - 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 July 3, 2010 were approved. Motion made by Nuri Georges, seconded by Harold Scott passed unanimously.
3. **TREASURER’S REPORT** – Michelle Jolly submitted the Treasurer’s Reserve Analysis Reports for the periods ending June 25, July 25 and read the report for the period ending August 25, 2010. A motion was made by Alice Gallagher and seconded by Harold Scott to accept the June 25, July 25 and August 25, 2010 reports as presented. Motion carried unanimously.
4. **COMMITTEE REPORTS**
 - A. Sunshine Committee – Nan Dollins was not present
 - B. Social Committee Financial Report – Alice Gallagher reported that “Save The Date” notices were posted on the bulletin boards; flyers will be delivered to residents the week of 10/11/10; tickets will go on sale 11/6 open to the public for sale price \$25.00/pp. Michelle Jolly will post info on the website.
5. **UNFINISHED BUSINESS**
 - A. 821 McCallister Ave. Curbing Installation – It was decided the Board will not extend the curb for an additional cost of \$400.00. However, the “Dangerous Curve” sign will be relocated back about 25’ so as to allow drivers to see this warning sooner. Nuri will ask Valley Crest to do this.
 - B. Lawn & Landscape Update – Nuri Georges reported that Valley Crest is doing a very good job. He spoke to Luis about bushes being cut back too severely, and noted that there are still some bare lawn areas that are awaiting sod installation.
 - C. Paver Amendment Status and Paver Specifications – Alice Gallagher sent corrections to Connie to include with the Annual Plan materials. Alice spoke to two Board presidents and was advised that colors must be limited, bricks should be flat - whole and not half – since the ‘puffy’ type of brick could cause trip hazards, especially for people with walkers. In addition, driveways should be completely dug out before bricks are placed, and sealed to prevent moss from growing in the cracks. The Board was encouraged to visit a select few units to inspect workmanship, style and color, and then weigh in with their opinions.

- D. Rules and Regulations - Alice Gallagher reported that she had begun work on this project and will try to get a draft ready by our next Board meeting so that we could review and include these for the Annual Meeting.

6. NEW BUSINESS

- A. 825 Manchester Woods Drive – Pipe tree root clog and repair was performed by Quality Control and completed at a cost of \$189 for root removal and \$425 for pipe repair.
- B. 844 McCallister Avenue - A modification request for resident LeCours lanai was reviewed and approved.
- C. Feral Hog (Wild Pig) Resident Warning – A warning was posted on the bulletin board.
- D. Proposed Common Area Plantings and Arbor Foundation Tree Donation – Alice Gallagher reported that she and Nuri Georges met with Luis of Valley Crest to obtain suggestions for enhancing two areas of the common area landscaping. The first is 20' long and the plantings would be viburnum and hibiscus. The second is an extension of an existing garden where 8 viburniums would be installed. A motion was made by Michelle Jolly and seconded by Harold Scott to secure the proposals and consider the matter further. Residents Bill and Elizabeth Head will be donating 10 trees courtesy of the Arbor Foundation, which should arrive in the Spring of 2011. They have requested that one of the trees be placed near their home and that a plaque in memory of their deceased daughter be mounted on this tree. There will be several types of trees, all hearty enough for our climate and Nuri George will work with Valley Crest on appropriate placement.
- E. 814 Manchester Woods Drive – Resident Hank Hosman found damage along the side wall of his home which required the dirt being pulled back, cracks filled and waterproof sealant applied. Contractor Drew Paint performed the work at a cost of \$330.00.
- F. Homes for Sale – Alice Gallagher proposed that we post a list on the bulletin board and on our website outlining which homes in Manchester IV are currently for sale. All agreed that this was a good idea.
- G. Pet Rules – A local realtor called to inquire if a potential buyer could move in with two pets because together their weight was under our limit. It was agreed that this was not the spirit of Manchester IV's Pet Agreement and despite our eagerness to see these homes sold, it would be against our own Rules to allow this and could set a precedent for the future.

7. GOOD AND WELFARE

- A. Federation Meeting of September 17, 2010 – Alice Gallagher reported that Minto, the new developer has begun building in the Oakley Greens section. The front gate will be remodeled. ClubLink, the new golf club owners stated no changes would take place till January 1, 2011 and details would be forthcoming.
- B. A town meeting will be held on September 29, 2010 from 9:30-11:30am in the Theatre on the new proposed 1% sales tax.
- C. The COA will be doing another shredding day on November 11, 2010.
- D. New phone books will be placed on the table in the hall of the North Clubhouse for corrections from October 4 through October 15.

- E. Vesta (originally KPM) has a new website which will hold information on all the amenities being offered.
- F. Alice will write a letter to Valley Crest requesting they not cut down certain shrubs at residents' requests. A letter will also go out to the Federation stating our requests so that OLM doesn't penalize Valley Crest for not cutting shrubs as instructed.

The next meeting will be held tentatively on October 19, 2010 7:00 p.m. in the Atrium Room. Michelle Jolly made a motion to adjourn. Harold Scott seconded and the meeting was adjourned at 12:10.

Respectfully submitted by

Michelle Jolly, Secretary/Treasurer