

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

SUBJECT: Minutes of the Board of Directors Meeting
DATE: Tuesday, November 9, 2010
TIME: 7:00 P.M.
PLACE: Kings Point North Clubhouse, Atrium Room, 1900 Clubhouse Drive, Sun City Center, FL 33573

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

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 September 25, 2010 were approved. Motion made by Harold Scott, seconded by Michelle Jolly passed unanimously.
3. **TREASURER’S REPORT** – Michelle Jolly submitted the Treasurer’s Reserve Analysis Report for the period ending September 25, 2010. After a correction was noted by Alice Gallagher, a motion was made by Harold Scott and seconded by Alice Gallagher to accept the report as corrected. Motion carried unanimously.
4. **COMMITTEE REPORTS**
 - A. Sunshine Committee – Nan Dollins reported after cards were sent to some of the residents the balance in her Sunshine Fund was \$32.52.
 - B. Social Committee Financial Report – Alice Gallagher reported that the dance was nearly sold out.
5. **UNFINISHED BUSINESS**
 - A. Review of Proposed Paver Specifications – Alice Gallagher submitted the Paver Specifications for Board review. Alice reported that Artistic Pavers came highly recommended by other Associations. It was noted that in order to get the Paver Amendment passed, the Board should ensure that all proxies are obtained.
 - B. 821 McCallister Curbing – A motion made by Michelle Jolly and seconded by Nuri Georges to relocate the Dangerous Curve sign back approximately 45’ in order to be more effective passed unanimously. Nuri will confirm the relocation measurement and arrange with Valley Crest to have it moved
 - C. Gardens – Alice Gallagher reported that the gardens previously approved will be planted in January so that Nuri Georges will be available to oversee the watering.
 - D. Irrigation Systems - Nuri Georges suggested we have the irrigation system inspected and scheduled it for Friday, November 12th
6. **NEW BUSINESS**
 - A. Revision to Financial Reporting Program –Harold Scott presented a sample of the spreadsheet he designed which should prove to be a valuable tool for calculating budget items and balances. Harold will email Michelle Jolly the template for review and comment.

- B. 831 Manchester Woods Drive - A modification request for windows and a new door to be installed in the lanai was submitted and approved.
- C. Annual Meeting Agenda – The first notice must be sent by December 3, 2010. Alice Gallagher and Harold Scott are running for another term of office. The Agenda will include all the usual items with the addition of the Paver Amendment. The Annual Meeting is scheduled for Thursday, February 3, 2011 at 3:30 p.m. in the Banquet Room.
- D. Budget Meeting – Harold Scott and Alice Gallagher will attend a Budget Meeting scheduled by Continental on Tuesday, November 30, 2010 at 9:30 A.M. at the KPCH Borini Theatre. The Board will need to hold a meeting in early December to finalize the budget. If necessary to have a quorum, some Board Members will join the meeting via conference call.

7. GOOD AND WELFARE

- A. The Golf Cart Parade will be held on December 11, 2010
- B. Shredding – The COA is holding a Shredding event Wednesday, November 10, 2010.

The next meeting will be held tentatively during the second week in December in the Atrium Room. Michelle Jolly made a motion to adjourn. Nuri Georges seconded and the meeting was adjourned at 7:50 P.M.

Respectfully submitted by

Michelle Jolly, Secretary/Treasurer