



Mango Park Homeowners Association, Inc.
Board of Directors Meeting
October 28, 2017 at 10AM

APPROVED

CALL TO ORDER: The meeting was called to order at 10am by James Saloga.

QUORUM: A quorum was established. Members present were James Saloga; Chairman, Bill Woodruff; Vice Chairman / Treasurer and Bob Emerson; Secretary. Also present was Nicole Banks of Sunstate Association Management Group.

NOTICE: Notice for the meeting was posted in accordance with the bylaws of the Association and the requirements of Florida Statute 720. Bob posted the signs at the entrance and the agenda was posted on the website and emailed and USPS mailed to all owners.

MINUTES: A **MOTION** made by Bill, seconded by Bob to waive the reading of the previous minutes on January 23, 2017 and approve as presented. Motion passed unanimously.

No officer reports were given.

Homeowner Comments:

- Sean commented that there are two lights not working at the front entrance. There is still yard debris to be picked up (at the corner of 91st and 18th). Chronic 9119 19th Drive NW has storage items in the driveway and 1910 91st St. has a commercial vehicle in the driveway. The retention pond at Wisteria Park, outlet structure routinely clogs, and the water level rises. This is an issue with Mango Park regarding mosquitos and affects the water table. Sean recommends that they use the vertical slot. New owners are at 1817 91st St. NW.
- Jamie commented that the front entrance landscaping and wall should be better maintained. The owners with homes along the wall need to be sure the landscaping is away from the wall.
- Jamie suggested adding additional items of interest to the annual membership meeting.
- Email and or text message reminders was suggested.
- Did you know? Reminders were suggested.
- 1805 91st St. NW – beyond the rear fence, is overgrown and Nicole will ask Wisteria Park landscaper to maintain that area.
- The landscaper should be maintaining the second entrance area along 17th and 93rd.
- Owner suggested that the county commissioner be invited to attend the Annual Membership Meeting. Bill suggested creating a list of items to be discussed with the commissioner at the meeting.
- Owner commented that the small pond near the Loop is low.
- Owner asked if solicitation is permitted in Mango Park.
- Fred questioned the noise by landscapers on Sunday. Bill suggested a note be included in the newsletter. The content of the newsletter was discussed.
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New Business:

- The 2018 proposed budget was reviewed and discussed. Bill was concerned that there were not enough funds in the operating budget for maintenance and repair. Bill explained items that would-be maintenance and repair vs.

reserve capital improvement funds. Bill is also concerned with the sprinkler system, the entrance lighting and the wall.

- Jim commented on the two large reserve items – entrance and pond. Jim recommended a \$10 increase to the quarterly dues to cover the improvements needed.
- There is a new association landscaper as of October 1, 2017, Bob Vita.
- MOTION made by Bill, seconded by Bob to approve the 2018 draft budget with the quarterly dues at \$125. MOTION passed unanimously.
- Proxy- Jim suggested a proxy template to be used for the annual membership meeting. The suggestion is to have owners complete the proxy and return to the management company. The board discussed ways to encourage owners to complete a proxy and or attend the meeting. The Annual Membership meeting must have a quorum.
- Enforcement Procedures- Jim explained the current enforcement procedure as permitted under the Mango Park covenants and the Florida State Statute 720. Jim will send his questions to Nicole to have them answered by the attorney. The current violations and process was discussed. Compliance comments in the newsletter was discussed.
- Street Paving- Mango Park is county roads. There is paving schedule list created by the county. Owners are encouraged to contact the county requested the roads be addressed.
- New Board Member- There will be a vacant board seat in 2018. The board does not want the candidate intent forms to be set to owners. The first notice and proxy will be revised.
- Sign repair- This is still under review. The cost for replacement is quite high.
- A project by priority list is being created by the Board.

ADJOURNMENT: Motion made by Bill, seconded by Bob to adjourn 12:15pm.

NEXT MEETING: Annual Membership meeting on Monday, January 22, 2018 at 6:30pm at the Palma Sola Botanical Park Meeting Room.

Respectfully submitted,

Nicole Banks
Sunstate Management for Mango Park HOA