



Mango Park Homeowners Association, Inc.  
Annual Membership Meeting  
January 22, 2018 at 6:30PM

APPROVED

***Manatee County Commissioner gave a presentation.***

- The re-paving in Mango Park is on the schedule for 2019.
- Sun Trail is a bike and walking trail that runs from Pasco, Pinellas and Sarasota Counties. It is developing in Manatee County. It is approved to come through Palmetto. FDOT is reconfiguring the trail through downtown Bradenton to Robinson Preserve to the island, through Longboat Key into downtown Sarasota. From the Green Bridge to the islands route is undecided. This is funded by FDOT. This is scheduled for approximately 5-8 years out. Decisions would probably be made within the next 2 years.
- State Representatives – there are two on the board from Manatee County. Residents are encouraged to take advantage of this.
- Street light at 17<sup>th</sup> Ave. and 75<sup>th</sup> St.? Residents are encouraged to petition the commissioner for the street light. 71% of the sales tax increase is for public safety.
- The traffic on 17<sup>th</sup> and 9<sup>th</sup> has significantly increased. A traffic study would be the next step.
- 99<sup>th</sup> St has been successfully widened and paved.
- New development impact fees are used in the area they are generated.
- The conservation lands are not available for new development.
- The Palma Sola Botanical Park is scheduled to be deeded over from the county.
- There are 30 acres along 21<sup>st</sup>. Does the county know what is being done at the property? Drainage? The commissioner will follow up on that property.

**CALL TO ORDER:** The meeting was called to order at 7pm by James Saloga.

**QUORUM:** A quorum was established with 48 members present in person and by proxy.

**NOTICE:** Notice for the meeting was mailed and posted in accordance with the bylaws of the Association and the requirements of Florida Statute 720.

**MINUTES:** A **MOTION** made by Bill, seconded by Carl to waive the reading of the 2017 Annual Membership meeting minutes and approve as presented. Motion passed unanimously.

**Chairman Report:**

- Jim gave the report.
- Donna Lesch chairs the social committee. Jim encourages owners to attend the social hours.
- Jim also thanked Donna Woodruff for working on notices for the social events.
- Game night, Trivia night, card night and a girls' night out are coming planned events.
- Book Club is chaired by Bretko.
- ARB Committee is chaired by Sean Tracy. Sean Tracy will be joining the Board of Directors. There will be a vacancy on the ARC Committee. Doug Peck and Joe Miller are the two other ARB Committee members.
- As a reminder, any exterior change, requires ARB approval.

- Fred Teeter produces the Mangoes Newsletter.
- Infraction Review Committee members are Lorraine Grace, Fred Teeter and Nick Ryan. Jim explained the process.

#### **Vice Chairman's Report**

- Bill gave the report.
- There have been some improvements made at the entrance.
- The well pump was replaced in 2017
- The front wall was painted
- LED lights were installed
- Pressure washing is planned.
- Irrigation system inspection is planned.
- Painting the light poles is planned.

#### **Announcement of the 2018 Board of Directors**

- Jim Saloga's term has expired and Bob Emerson's term expired last year, and he had extended an additional year. He will not continue into 2018.
- Sean Tracy (3-year term) and Carl Bretko (fulfilling Bob's remaining 2 year term) have both agreed to join Bill Woodruff on the Board of Directors for 2018.

#### **Homeowner Comments:**

- Craig Copeman questioned the recent compliance letters that he has received regarding the dirty fence and the garage door.
- Jamie Linnane added to the consistency of the violation letters being sent.
- Bob Emerson confirmed that Sunstate Management drives through the neighborhood once per week and if a violation is observed, a letter is generated.
- As issues are made aware to the Board of Directors, they are looked into.
- Jamie Linnane has complained about the commercial vehicle and or boat for over 2 years. Jamie questioned why the board has waited to take action on this issue. The Board confirmed that the owner in compliance has received many letters.
- Carl asked if there is an orientation held for new owners? Jim recalls in the past there was a Welcoming Committee.
- Angela Simone commented on the boat and commercial vehicles. She stated that with each letter received, they comply. She mentioned there are occasional times that the vehicles are there from 10pm-6am.
- Carl has noticed owners not being up after their dog near the entrance sign.
- Ron suggested that the Board and members consider rental restrictions for short term rentals.
- Donna asked how existing owners would be affected by a new rental restriction.
- Bill explained that the next step would be to gauge the interest of owners in the community regarding rental restrictions.
- To change the covenants, 70% membership vote is required.
- Ron suggests that an email survey be sent to owners.
- MOTION made by Sean, seconded by Mr. GRACE to take poll on rental restrictions. MOTION carried with 18 members in favor.
- Are you in favor in restricting homeowner's rights to renting their homes? The majority of the members present are in favor.
- Carl suggested that a reserve be put in place for the entrance pavers.
- The dues were increased to support the 2018 operating budget and the reserve fund schedule for capital items.
- Does the community have a history of a community garage sale? Yes, in the past, neighborhoods nearby have coordinated the sale together.

- Mary suggested a no solicitation sign to be installed.
- Mr. Grace commented that owners do not have pond access. The association is responsible for the pond.
- The pond is there for drainage, not recreation.
- MOTION made by Jamie to resume quarterly Board meetings.
- Can the mailboxes be locked?

**ADJOURNMENT:** Motion made by Ron, seconded by Jim to adjourn 8:30pm.

**NEXT MEETING:** TBD

Respectfully submitted,

Nicole Banks

Sunstate Management for Mango Park HOA