



Mango Park Homeowners Association, Inc.
Board of Directors' Meeting
March 8, 2019 at 10 AM

APPROVED

CALL TO ORDER: The meeting was called to order at 10 am by Carl Bretko.

QUORUM: A quorum was established. Members present were Carl Bretko; Chairman; Sean Tracy, Vice Chairman / Treasurer and Lorraine Grace; Secretary.

NOTICE: Notice for the meeting was posted in accordance with the bylaws of the Association and the requirements of Florida Statute 720. The agenda was posted on the website and emailed to owners.

MEETING TOPIC: *Water, Dampness on 91st Street*

HOA Lead: Sean Tracy

County Representatives:

Thomas Gerstenberger, P.E., Manager, Stormwater Engineering Division, Public Works Department

Kenneth Kohn, P.E., Project Engineer II, Stormwater Engineering Division, Public Works Department

Debbie DeLeon, Coordinator, Neighborhood Services

Owners: Rick Rehkugler, Jamie Linnane, David and Bohdana Rayner, and Tully Dawson.

Background

The purpose of the meeting was to solve 1) the water problem on 91st Street and 2) the stagnant water between Mango and Wisteria neighborhoods. In April/May the streets in Mango are on the schedule to be repaved by the County. Water continues to be present in front of 2 to 3 houses. There is excessive moisture at the east end of 19th DR NW.

1) The Wisteria detention pond is higher than nearby home foundations in Mango and higher than the damp parts of 91st. In 2016 Manatee County found evidence that Wisteria's pond bleed orifice was intentionally blocked and turned the issue over to SWFWMD. Since then there have been repeated blockages that have continued to late 2018. Other potential water sources for 91st include leakages from the water supply main on 91st; private irrigation wells, and sewer lines; owner lawn overwatering; and local storm sewer filter drain system failures.

2) The drainage ditch between Wisteria and Mango that has continuous stagnant wet spots could breed mosquitos. The wetness gets worse when the bleed orifice is blocked and after significant rain. Proper grading of the ditch bottom could help.

Activity

The group did a walking tour of 91st, the ditch at the end of 91st, the ditch on 21st behind Wisteria, the Wisteria pond and 19th. The county opened the storm drain covers and inspected the drains. At the Wisteria pond, a large foil ball was found to be blocking the bleed orifice and was dislodged.

Observations

These are chronic historical issues. Streets are cleaned regularly. After a down pour or heavy storm water doesn't pool in the street. In 2009, a problem was found on 91st at a storm drain that was installed incorrectly. The ditch at the end of 91st was dug out 4 years ago but is silted again. The conditions on 19th are not bad. **Plate on the front wisteria. ???**

Outcomes

The County:

- will do research and give recommendations about ground water to Brian Matinold (paving)

- will examine whether the Wisteria underdrain(s) are working or not. They will work with Wisteria on pond and water issues. Wisteria needs a permit modification to increase the level of their pond. The Mango BOD will wait to learn what issues the county finds with the Wisteria pond and ditch and what their proposed corrective actions are.
- will work to identify issues that can be alleviated prior to paving, as it would be worthwhile. That would avoid creating patches in the new pavement. The Mango BOD asked that the paving project not be delayed, if possible.
- advised the BOD that owners be made aware of current watering restrictions (that have been in place since the 1980's) and about proper lawn watering (frequency and amount).

Contact for Owners and County

Sean Tracy, HOA Treasurer, skyrroomsean@gmail.com, 941-209-5280

MINUTES: A **MOTION** made by Sean, seconded by Lorraine to waive the reading of the minutes of February 28, 2019 BOD meeting and approve as presented. Motion passed unanimously.

OWNER COMMENTS: n/a

COMMITTEES:

- Need two members more members for the Infractions Committee. Barking dogs will be handled as an infraction prior to contacting the county animal control office. It is covered under the Nuisances Covenant (6.7) "No Owner shall cause ...or permit ...any unreasonable noises... "

UNFINISHED BUSINESS:

- Lawn Watering: To follow up on county comments, owners will be sent a letter on lawn watering.
- Wall Painting: The entrance wall is located on private property but the HOA owns it and is responsible for maintaining it. There is a 7 foot easement on the north side of the wall. The president will send a letter to affected owners to advise them of an inspection date and the necessity for the area around the wall to be cleared. Painting the north side is a potential project.
- Landscaping: Westbay will give Sunstate an estimate to replace St Augustine sod. The BOD will request a Westbay representative be available to conduct a walking inspection of common areas on an as needed basis. The brown grass issue has been forwarded to Westbay and will be resolved.
- Swale Maintenance: Sean will send a letter concerning proper maintenance.
- 91st Water Issues: A letter will be sent to update Commissioner Jonnson on the recent meeting. Sean will follow-up with Debbie. The county will be in contact with Sean.
- Homeowner's Manual: This will be updated and made available to new owners. Infraction process and documents will be reviewed.

NEW BUSINESS n/a

NEXT MEETING: Beginning of May (TBD) at night with 30 minutes open forum for owner comments prior to meeting.

ADJOURNMENT: With no further business to discuss, Carl adjourned the meeting at 12 pm.

Respectfully submitted,

Lorraine Grace, Secretary
Mango Park HOA