



Mango Park Homeowners Association, Inc.
Board of Directors' Meeting
April 25, 2019 at 6PM

APPROVED

CALL TO ORDER: The meeting was called to order at 6PM 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. A sign was posted on property. The agenda was posted on the website and emailed to owners.

MINUTES: A **MOTION** made by Lorraine, seconded by Sean to waive the reading of the minutes of March 8, 2019 BOD meeting and approve as presented. Motion passed unanimously.

Presidents Report:

- Carl commented on the bulletin board glass enclosure for notices to be posted are a good idea.
- Carl commented that perhaps both entrances to Mango Park should have a posted sign for the meeting.
- Carl reported that it has been rather quiet. The finances are in very good shape.

Vice President / Treasurers Report:

- Sean commented that building of reserves will necessary.
- Sean inspected the electrical panel at the front entrance. This may need updated soon.
- It is key to maintain the community assets.
- Sean has created a spreadsheet of reserve study items. Sean will send Jamie Linnane a copy of the spreadsheet he has created.
- Lorraine commented that the financials appear to be on budget.

OWNER COMMENTS:

- Jamie commented that there is algae in the pond that needs taken care of. Nicole has contacted Ecosystems.
- Jamie commented that Diane Barcus used to notify owners to trim vegetation off the wall.
- Jamie commented that the sidewalk at the end of 91st needs to be trimmed.
- Jamie questioned the drainage mailer that was sent via mail and email.
- **XX** asked if drainage in the owner's manual. Sean confirmed that it is in the landscape guidelines.

UNFINISHED BUSINESS:

- **Drainage-** The board met with the county on March 8th. There are still three patches on 91st. Sean provided an update that the county and two engineers are investigating the issues. The Wisteria Park pond was inspected. One engineer did not like the plate that is restricting flow. There was also a ball in the bleed hole that was blocking the flow. Currently the pond is not plugged. The engineer did probe along the ditch behind Mango Park to Wisteria Park pond and he had a consider. There are underground french drains that should be flowing. The county finally responded to the board that the drains will be fixed before they pave the roads. SWFWMD reportedly inspected the weir at the Mango Park pond. Sean has a concern that there may be an issue. Sean

learned how the filter drain is supposed to work. Sean explained this system aloud. The pond is currently certified; however, Sean is not convinced that the system is functioning as it is intended. Sean explained the recent drainage document that was sent to owners regarding drainage swales. **Quotes to maintain the weir will be obtained.**

- **Communications-** Lorraine located a previous owner's manual. Lorraine suggested that new owners be given an owner's manual and welcome letter. Lorraine will copy the information and Sean will review it. **The board would like to be notified of closings in the neighborhood when the home actually closes when the account owner is updated.** Lorraine outlined ways to increase communications. Carl will send a letter informing owners that the back wall will be inspected via the back yards.
- **County Dates for Re-Paving-** The county confirmed that the re-paving is funded and planned for 2019. The work originally planned for April of 2019 for re-paving has been delayed so that the under drain can be corrected prior to the paving.

NEW BUSINESS

- **Landscaping Quotes-** The board reviewed two quotes, DeJesus and Green Thumb. Carl would like to ask Westbay to extend their contract for one additional month. The St. Augustine grass replacement quote for the strip was approved for \$225. Lorraine has contacted the landscaper at Fiddlers Green HOA.
- **Rental Restrictions Committee-** At the Annual Meeting, the rental restriction vote did not pass. Carl suggested to form a committee of owners who have been vocal on this topic.
- **Infraction Process and Infraction Review Committee-** A clean slate letter was discussed. An attorney would need to review this type of letter. The board will contact the association's attorney to draft a letter and resolution to be Board adopted. The board reviewed the reporting form, letter templates and summary of policy. MOTION made by Sean, seconded by Carl **XX FILL IN BILLS MOTION**. MOTION passed unanimously. **MOTION** made by Carl, seconded by Lorraine to appoint Bill Woodruff as the infraction review committee chair and member **Gail R (sp?)**. MOTION passed unanimously.
- **Pond Maintenance-** See Drainage summary.
- **2020 Annual Asset Inventory and Repair / Replacement Plan-** This will be discussed when budgeting for 2020. Sean has created a spreadsheet for planning. The budget planning meeting will be held in the evening and at least 14-day notice will be provided to owners.
- **Mailboxes-** Sean suggested that quotes are obtained for refurbishing and or replacing mailboxes. Sean will purchase mailbox flags. The budget is \$300. There are no mailboxes in inventory.

NEXT MEETING: TBD

ADJOURNMENT: With no further business to discuss, Carl adjourned the meeting at 7:45pm.

Respectfully submitted,

Nicole Banks

For the Board of Directors Mango Park HOA