



Mango Park Homeowners Association, Inc.

Annual Membership Meeting

January 27, 2020 at 6:30 PM

*DRAFT*

**CALL TO ORDER:** The meeting was called to order at 6:34 pm by Carl Bretko.

**QUORUM:** A quorum was established with 33 members present in person (17) and by proxy (16).

**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 Garrett Harte, seconded by Bill Woodruff to waive the reading of the 2019 Annual Membership meeting minutes and approve as presented. Motion passed unanimously.

#### **GUEST PRESENTATIONS**

##### **Manatee County Activities/Projects: Presented by Commissioner Steve Jonsson**

- County looking into street light for corner of 75th and 17th. Falls under the Public Works Department. Should happen within the next month or two. Debbie DeLeon, County Neighborhood Coordinator, will follow up.
- No plans have been received for the Albertson's space on corner of 75th and Manatee Ave. Neither Lucky's nor WaWa are going in the space. The City has jurisdiction.
- No party has expressed interest in the K-Mart space.
- Palma Sola Parkway: The City has jurisdiction of the north side. County will dredge and redo boat ramp. FDOT owns the right of way. Fish and Wildlife control the waterways and shore where water comes in. County can weigh in but has no authority.
- Horses in bay are a major problem. A sign flips to warn bathers about disease in the water. Perico has the same issue.
- Gun noise is an issue at sunrise and sunset for 58 days a year.
- NW Bradenton issue is 50 year old sewer lines.
- 9th Ave Improvement: Commission approved a redo of 9th avenue for \$12 million. It will have 2 lanes, a bike lane and a sidewalk. Ditches will be eliminated. It is in the design phase.
- Geraldson Community Farm: County will sell. Deed will have condition that land has to stay as conservation of farming. There will be no development on the site.
- County taxes on boaters/fees for parking: Owner, Joe Miller, stated that increase in county tax should cover the cost and that a special boater fee should not be necessary. Commissioner replied that boaters should pay parking/user fees. He said residents who use Brey pay fees. Miller said it is an issue of commercial verses private fishermen.
- Santilli property: Bretko asked about development. Commissioner said no plans had been submitted for property to date, that nothing is in the system. Question was asked about verifying what workers were doing on property. County can't check unless there is a permit issued (ie: roads, sewers)
- Speed Bumps on RiverView Rd: They are built to county code and can't be smoothed out. Commissioner receives lots of calls for studies for more bumps. Road is used as an alternative to Manatee Ave. Possible to restripe road, put up more speed signs and set police speed traps to alleviate problem.

- Wire hanging out of pipes on 17th: FPL said they are not theirs but are communication wires. FPL would not identify carrier. Debbie DeLeon said she would follow up with FPL.
- Pond Issues: High tides can be 3'. Pond level is 4'. A high tide could create back flow problems. Commissioner responded that sea level is rising and that Mango will no doubt experience flooding in the next 10-20 years. There is no county answer for this.
- Storm water fee: County-wide fee is being debated.
- G.T. Brey improvements: Commissioner said county spending \$10 million from infrastructure tax. City owns Brey-County leases it.
- City owns old Red Cross building.
- DeLeon emphasized the importance of the Census that will be conducted in April. It Counts!

**Chairman's Report:** Presented by Carl Bretko

- The 2019-year end financials were printed for each owner.
- 2019 was a productive year. Projects included renegotiating the grounds contract, pursuing the repair of the under drain on 91st Street, repaving the community, addressing pond violations and compliance issues.

**Announcement of the 2020 Board of Directors**

- Sean Tracy (1-year term) and Lorraine Grace (2-year term) and Jamie Linnane will join the board (3-year term).
- The ballot count for the open position was verified by Owner, Garrett Harte.

**Homeowner Comments:**

- Karen Beach: Are political signs allowed? Sean Tracy: No. Dave Tartaglia: Legality? Constitutionality? S. Tracy: Public vs private property issue. On private property, Mango covenants, that do not allow political signs, are legal.
- Nick Ryan: is lawn maintenance contract reviewed yearly? C. Bretko: Yes

**Carryover Vote:** The membership unanimously voted in favor of the carryover.

**Compliance:** C. Bretko discussed a nasty note concerning an infraction that was placed in an owner's mailbox. He said that if owners have issues they should come to the BOD rather than taking action on their own. Jamie Highers asked if the rules/covenants should be revised since they are old. She would like them to accommodate RVs, which were not as popular when the rules were written. C. Bretko suggested a permit process where an owner would receive a badge for a certain number of days allowing a vehicle. Wisteria has done this. J Highers said the county was called and came out. The RV electric was plugged in according to Will Highers. The county was understanding about it and did not cite a violation. Their issue with the Highers concerned the RV being plugged in. The county does not allow RV's to be parked in driveways and does not allow electric or other hook ups. An RV can park in the street for up to 3 nights. Children in the street become a safety issue. S. Tracy commented that HOA covenants can be more restrictive than county codes but not less restrictive than county codes. J. Highers asked for leniency for special occasions and that the county won't know unless it was reported. She said she understands covenants. Issue is temporary vs permanent. Could make the RV into a Christmas ornament. W. Highers is in favor of establishing a committee to examine parking issues. Bob Emerson suggested drafting a parking rule/forming a committee to look at the vehicle violation issue. S. Tracy agreed that a committee could be formed to review the idea. Examining the covenants and amending them is a process that has specific guidelines. B. Emerson said that it takes 2/3 of the 60 owners to be in favor of a covenant change.

J. Miller said boats are allowed. He said a fellow stopped and said to move the boat. The community needs to look at the whole picture. Angela Simone asked why people couldn't see it as temporary-ongoing is a problem. Owners need to be more compassionate. The nasty letter saying "all homes" was terrible. She said they have a boat occasionally to be cleaned or charge the battery. She said a boat can be kept on the street, but it is better in a driveway than on the street.

An owner asked about the rental issue. S. Tracy said there was a ballot last year to change covenants about rentals and that not enough people were interested to carry the issue forward. There are rentals in the neighborhood.

**New Business:** A motion was discussed to allow the BOD to approve the annual meeting minutes at their next regularly scheduled meeting. There was no interest among owners to make this change in the process at this time.

A **MOTION** was made by Maryann Clark and seconded by Ron Sikkema to support the BOD in applying for a Manatee County Neighborhood Enhancement Grant in 2020 for either pond infrastructure updating or entrance beautification. It passed unanimously.

**ADJOURNMENT:** A **MOTION** made by Bob Emerson, seconded by Joe Miller to adjourn **7:41** pm.

**NEXT MEETING:** TBD

Respectfully submitted, Lorraine Grace, Secretary, Mango Park HOA



Mango Park Homeowners Association, Inc.  
Board of Directors Organizational Meeting  
January 27, 2020 at 8PM

Draft

**CALL TO ORDER:** The meeting was called to order at **8:00** pm by Sean Tracy.

**QUORUM:** A quorum was present with all three directors: Sean Tracy, Lorraine Grace Jamie Linnane.

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

**The 2020 officers are:**

Sean Tracy, Chairman (1 year)

Lorraine Grace, Vice Chairman/ Treasurer (2 years)

Jamie Linnane, Secretary (3 years)

**NEW BUSINESS:** Organizational, communication and financial issues were discussed.

**ADJOURNMENT:** Motion made by Sean, seconded by Lorraine to adjourn **8:15** pm.

**NEXT MEETING:** February 13, 2020 at 11:00 am at 9119 19th DR, NW (Jamie Linnane's house)

Respectfully submitted,

Lorraine Grace, Secretary  
Mango Park HOA