

# **MANGO PARK HOMEOWNERS ASSOCIATION, INC.**

## **BOARD OF DIRECTORS MEETING**

**TUESDAY, MAY 6, 2014 at 2:00PM AT 1907 91<sup>ST</sup> NW**

**CALL TO ORDER:** The Board of Directors meeting was called to order at 2:15 pm by Kathleen Tracy. A **quorum** was established. Members present were President; Kathleen Tracy, Treasurer/Secretary; Jamie Linane and Director Bob Emerson. Also present were Michelle Thibeault and Brian Rivenbark from Sunstate Management.

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

### **MINUTES:**

#### **PRESIDENTS REPORT:**

- Kathleen reported that at the December meeting the Board did not approve to have Magee signs repair the sign.
- Brian noted that he contacted Magee signs and spoke with Jack to reiterate that the Mango Park Board did not approve the repairs and did approve to go with another sign company.
- Kathleen noted that she was very happy with the walk through meeting and likes the action list.
- Jamie suggested that management should get the approval from the Board before sending out compliance letters. Michelle noted that the letters were sent according to the policies of Sunstate management. Brief discussion followed regarding the letters.
- Kathleen stated that she thinks the letters are appropriate. Bob noted that the compliance should be consistent. The Board agreed that the letters should have a friendly tone and need to be approved before being sent to the residents.

#### **VICE PRESIDENTS REPORT:**

- No report

#### **TREASURER REPORT:**

- As attached to these corporate records Michelle Thibeault read the financial report.
- Lengthy discussion followed regarding the financials.
- Management stated that all previous Mango Park bank accounts have been closed and transferred to Cadence Bank.
- Jamie stated that he does not have a problem sending harsh late notices to any homeowner who is 90 days past due. Bob noted that there are some owners who have paid their current 2014 1<sup>st</sup> quarter dues but have not paid the 2013 4<sup>th</sup> quarter dues. Michelle suggested calling the past due homeowners as opposed to sending a letter and doing a rent demand for one homeowner seriously past due.
- After a lengthy discussion the Board agreed to just call all homeowners who are past due 90 days over \$10.00
- Kathleen stated that we should send reminders to the homeowners on June 1<sup>st</sup> who will be 61 days past due.
- Michelle suggested having a July meeting to further discuss assessing late fees and procedures.
- Nicole to call all homeowners from AR report, verify contact info, mailing info, etc. to confirm during transition.
- SMGI to request for mailbox parts from Diane.
- Board discussed Magee Signs situation. No decision has been made.
- Michelle recommends make another attempt to obtain all outstanding information / items from Diane, which include mailbox parts, March financials, pay Magee sign, insurance information. If she complies with her obligation, Board agrees to pay upon receipt of her invoice.

#### **MANAGEMENT REPORT:**

- As attached to these corporate records, Brian Rivenbark reported on the action list items as well as compliance issues.

- SMGI to contact Diane and update all current insurance information on action list.
- Brian to get details and order sign for the pond.
- \$40 per mailbox replacement (plus \$150, already paid by association). Brian to get firm pricing.
- Sprinkler work completed. Jamie noted awaiting invoice.

**COMMITTEES:**

- Social Committee in need of volunteers.

**HOMEOWNER COMMENTS**

- No Homeowners present

**UNFINISHED BUSINESS:**

- None

**NEW BUSINESS:**

- Bank account from BMO to Cadence- BMO account cancellation confirmed. No NSF fees incurred from either FPL or Bright house Cable.
- Brian confirmed with Board regarding John Grubb Inc. FPL invoice- street lights from developer.

**Motion** made by Jamie and seconded by Bob to adjourn the meeting at 3:46. **Motion passed unanimously.**

**Next Meeting:** July 21, 2014 at 2:00 pm at the Clubhouse.

Respectfully submitted,

*Brian Rivenbark/LCAM*

**Sunstate Association Management Group**

For the Board of Directors at

**Mango Park Homeowners Association, Inc.**