

MANGO PARK HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MONDAY, JULY 21, 2014 at 2:00PM AT 1907 91ST NW
APPROVED

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 Linnane and Director Bob Emerson. Also present were two members of the ARB Committee 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: MOTION to approve minutes from the May 6th, 2014 meeting made by Bob and seconded by Jamie. Motion passed unanimously.

PRESIDENTS REPORT:

- Kathleen reported that many neighborhood issues are improving due to the increased activity of the board. There were a few things here and there that needed to be addressed (i.e. boat parked in road) but that things are going much better.
- Brian informed that the letter was already being sent out in regards to the boat being parked in the street.
- Kathleen reported that she and Brian met with some individuals from the Wisteria Park neighborhood regarding the Ficus tree issues. They had a horticulturist that lives in the neighborhood that was present for the meeting that stated they would monitor the situation but that there were not any immediate solutions. Brian noted that the issue is with the roots growing into the Canopy. Kathleen mentioned that although Wisteria Park did not bring anything to the table with them it is now on record that there is an issue and something is established so it can be taken care of in a timely manner.
- Kathleen reported that lot 12 on 18th Ave. is being sold privately so an estoppel request may not be received. She also stated that she is unsure of the account status with regards to dues and would like Brian to look into the financials for that lot. Discussion regarding the status of the account for lot 18 and if it would be beneficial or not to place a lien on the property if monies are owed.
- Brief discussion regarding the colored envelopes purchased for Mango Park's mailings and their cost of \$105.00.
- Jamie submitted receipts to Brian to be reimbursed to him in the amount of \$89.89.

VICE PRESIDENTS REPORT:

No report

TREASURERS REPORT:

- Extensive Discussion regarding the process of Invoicing verses sending Statements and the possibility of sending a Statement rather than an invoice when homeowners are in arrears on their dues.
- There was also a lengthy discussion regarding late fees and late notices and collection procedures.
- Board agreed to discuss lien procedures at the next Board meeting.
- Brian explained to the Board the procedure for a Demand for Rent which involves homes that are being rented and the owners are delinquent in Association fees.

SECRETARY REPORT:

- No Report

MANAGEMENT REPORT:

- Attached to these corporate documents Brian read from the action list.

COMMITTEES:

No Report

UNFINISHED BUSINESS:

- The trees from Wisteria were discussed earlier.
- Jamie asked about getting proposals for getting the sidewalks and mailboxes pressure washed. Brian will get proposals.

- Jamie asked if the website is active. Brian stated he will find out from the Sunstate Management webmaster.

NEW BUSINESS:

- Sean Tracy reported for the ARB that the application that is currently used is outdated and needs to be updated. Jamie presented another form from 2 other associations and suggested using some the language from those forms. A lengthy discussion followed regarding the ARB procedures relating to process and execution of all ARB requests. The Board agreed that the fewer people talking to the homeowner the better.
- There was a discussion concerning the barricades on the sidewalk and when the county will be doing the repair work. The hazards are tripping on the raised areas of the sidewalks and small depressions between the cracks.
- Brian stated that the HOA liability insurance has been paid. Brian stated that he will get D&O insurance installed.
- The issue of repairing the mailboxes was discussed. Jamie stated that ordering parts for the mailboxes and getting back the existing parts back from previous handyman will save quite a bit of money.
- Jamie stated that the irrigation at the front entrance needs a new relay switch and should be replaced.
- There was a discussion regarding a retention wall behind a house along the pond. The wall was erected illegally and the Board would like to have it removed. Brief discussion followed regarding association property around the pond.
- Bob proposed that the other side of the guardrail be mowed by Bayside. Jamie objected by saying that it is not Mango Park property and should not have to pay for it. Lengthy discussion followed regarding Mango Park property around the guardrail. Jamie stated that the County will mow the area.
- Discussion regarding 2008 91st ST. NW. having storage containers outside and that this was not allowable without approval per the Covenants. The Board decided that due to the heavy construction project going on, on that lot and due to the request to put up trellis to hide storage containers they would leave it be for now and see if the issue subsides after the construction and fence projects are complete.
- Discussion regarding going back to doing a quarterly newsletter, or at least a Board Letter, since homeowners were not contributing to the newsletter and it was too much work being placed on one individual.
- Talk of a possible letter to inform homeowners of the standards for storage containers, garbage cans, etc. being outside and where they should be placed as it is an issue on other lots within the neighborhood as well.

MOTION made by Jamie and seconded by Kathleen to adjourn the meeting at 4:10PM. Motion passed unanimously.

Next Meeting: Monday November 3rd, 2014 at 2:00 pm AT 1907 91ST NW.

Respectfully submitted,
Brian Rivenbark/LCAM
Sunstate Association Management Group
For the Board of Directors at
Mango Park Homeowners Association, Inc.