



Mango Park Homeowners Association, Inc.
Annual Membership Meeting
January 22, 2015 at 7:00PM

APPROVED

CALL TO ORDER: The Annual Membership meeting was called to order at 7:03pm by Kathleen Tracy.

QUORUM: A quorum was established. Members present were Kathleen Tracy; Chairman, and Jamie Linnane; Treasurer/ Secretary. Bob Emerson; Vice Chairman was absent. Michelle Thibeault, Brian Rivenbark and Nicole Banks were present from Sunstate Association Management Group. Also present were Commissioner, John Chappie and County Representatives Debbie and Simone.

Quorum of members was verified by Nicole Banks of Sunstate Management Group. She reported to the President that there were 40 present or by proxy.

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

MINUTES: Kathleen made a MOTION seconded by Jamie waive the reading of the minutes and approve minutes from the 2014 Annual Meeting. Motion passed unanimously.

ELECTION:

Kathleen called for a nomination from the floor. Jim Saloga received the nomination. Jim Saloga was elected to the Board by voice vote as Director.

Director Reports:

- Jamie presented bulk cable pricing current package and compared to current competitive rates. He also noted, the breakdown that is cable costs on quarterly assessments.
- Kathleen noted the intention is to not renew with Brighthouse as of Aug 2016. Comments from the floor agreed.

Treasurers Report:

- Jamie gave the report for the December 2014 financial statements.
- Jamie noted Sunstate Management as a proactive management particularly on accounts receivable. Currently only three owners are unpaid for 2014.

Unfinished Business:

- Kathleen gave report
- The Board is pleased with the new management company, Sunstate Management.
- Board is still working on lights at entrance. Repairs have been done and sensor is working.
- Sidewalks, mailboxes and entry pavers were all pressure cleaned and looking good.
- Jamie is continuing to work on replacing / repairing mailboxes.
- Kathleen noted some of the reoccurring compliance issues- #1 being boat and or commercial vehicles not being stored properly. Management and or the county will work together to get this resolved.
- Compliance procedures are conducted in accordance with the law. Lengthy discussion.

County presentation:

The Manatee County Commissioner of District 3 and representatives from Neighborhood Services gave an informative presentation. Direct contact information was provided and discussion was had with the floor and homeowners concerns and updates. The Association thanked the County for a job well done on the repairs.

Presentation Highlights:

- Port group tours are available
- Neighborhood Connections magazine available
- The County will follow up regarding flooding at 91st and 21st St. The swale needs to be cleaned. This is currently schedule with the Public Works department. The HOA to receive an update / eta.

- The HOA noted that the barricade at 21st and 91st is vital to keep the “paradise” for joggers, walkers, bikes etc. The Commissioner agreed.

New Business:

The new directory will be published soon. Per Jamie, the updates have all been made.

MOTION made by Joe Miller, seconded by Mary Ann Clark to establish a flower fund for the Association to send flowers or donate to listed charity in lieu of flowers, not to exceed \$25 in the event of a death of an Association member or immediate family member. A vote was taken. Only two opposed. **MOTION** passed.

Homeowner Comments

- Owner at 1915 91st St. expressed concerns regarding the height of the ficus trees at Wisteria Park. After lengthy discussed, all agreed to keep conversation open and ongoing with Wisteria.

MOTION TO ADJOURN: Kathleen made a motion; seconded by Jamie to adjourn at 8:12PM.

NEXT MEETING: TBD.

Respectfully submitted,

Nicole Banks

Sunstate Association Management Group

For the Board of Directors at Mango Park Homeowners Association



Mango Park Homeowners Association, Inc.
The 2015 Organizational Meeting of the Board of the Directors
APPROVED

Date: Thursday, January 22, 2015

Time: 8:20 p.m.

Location: West Manatee Co. Fire Administration Building, 6417 3rd Avenue West

QUORUM: A quorum was established.

Call to Order: The meeting was called to order by Brian Rivenbark, LCAM.

New Business:

Election of Officers

As per Mango Park Bylaws, the following are the officers' positions:

Chairman	Kathleen Tracy
Vice Chairman and Treasurer	Bob Emerson
Secretary	Jim Saloga

Other New Business

- Board requests that monthly financial statements be sent to all three current Board members. Chairman, Kathleen Tracy will direct management on Board decisions.
- Jim Saloga will contact insurance company directly regarding pond sign requirements and specifics.

MOTION TO ADJOURN: Kathleen made a motion; seconded by Jim to adjourn at 8:35PM.

Respectfully submitted,
Nicole Banks
Sunstate Association Management Group
For the Board of Directors at Mango Park Homeowners Association