

# MANGO PARK HOMEOWNERS ASSOCIATION, INC.

## BOARD OF DIRECTORS MEETING

MONDAY, July 13, 2014 at 10:00AM AT 1907 91<sup>ST</sup> NW

APPROVED

**CALL TO ORDER:** The Board of Directors meeting was called to order at 10am by Kathleen Tracy. A **quorum** was established. Members present were President; Kathleen Tracy, Vice President / Treasurer; Bob Emerson, and Secretary, James Saloga. Also present was Nicole Banks 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:** A **MOTION** made by James, seconded by Bob to waive the reading of the minutes and approve with one correction to update the proper titles for the Board Members as follows: Vice President / Treasurer Bob Emerson, and Secretary James Saloga. Motion passed unanimously.

### PRESIDENTS REPORT:

- Kathleen gave the report
- Fairly quiet. Still a few comments of the ficus trees.
- Kathleen observed Mango Park residents trespassing onto other Mango Park private property to fish in the pond. Board agrees to add pond reminder, with bylaw portion, to upcoming newsletter.

### VICE PRESIDENT REPORT:

- No report

### TREASURERS REPORT:

- **Motion** made by Bob seconded by Kathleen, to send certified letters to two accounts delinquent over 90 days.

### MANAGEMENT REPORT:

- As attached to these corporate records, Nicole reported from action list.
- Kathleen noted, only 3 residents participated in the advertised garage sale.
- **Motion** made by Kathleen seconded Bob to have Bayside cut the vacant property bi-monthly not to exceed \$60 per month. Motion passed unanimously. This expense will be billed back to owner of record.
- Nicole to coordinate with Sharon to add a reminder regarding email billing.

### COMMITTEES:

- Thank you to Sharon on the upcoming newsletter. Kathleen to write and submit an article.

### UNFINISHED BUSINESS:

- Sunstate Management to monitor the progress on the vacant home and contact the bank directly.
- The HOA will not pursue the ficus tree issue.

### NEW BUSINESS:

- The Landscaping at the Entrance- Lengthy discussion regarding the maintenance of these items.
- **Motion** made by Jim, seconded by Kathleen to get a bid from Bayside fully maintain the two islands with annuals quarterly. Motion passed unanimously.
- Nicole and Kathleen to meet with Fabian within the month to discuss full details.
- Mailboxes- Bob suggested that the HOA would like to keep one spare on hand.
- The HOA Board of Directors is reviewing the recent ARB application regarding uniformity of the HOA owned mailbox. (Article 5 of declarations, cert of amendment).
- Mark Huff, Site Work Contractor for Fiddlers Green, stopped by to advise us that they will be working in the right away – underground only for the Force Main Replacement. They received the notice to proceed on 7/13/15.

**ADJOURNMENT:** Motion made by Kathleen, seconded by Bob to adjourn 11:12am.

NEXT MEETING: TBD.

Respectfully submitted,

Nicole Banks

Sunstate Management for Mango Park HOA