



Mango Park Homeowners Association, Inc.
Board of Directors Meeting
October 9, 2015 at 10:00AM

APPROVED

CALL TO ORDER: The meeting was called to order at 10am by Kathleen Tracy.

QUORUM: A quorum was established. Members present were Kathleen Tracy; Chairman, Bob Emerson; Vice Chairman / Treasurer and James Saloga; Secretary. Also present was Nicole Banks of Sunstate Association Management Group.

NOTICE: Notice for the meeting was posted in accordance with the bylaws of the Association and the requirements of Florida Statute 720. Kathleen posted the signs. Sunstate Management mailed each homeowner the agenda and proposed 2016 budget.

MINUTES: A **MOTION** made by James, seconded by Bob to waive the reading of the minutes and approve as presented. Motion passed unanimously.

Presidents Report:

- Kathleen gave the report.
- She noted that the front entrance has been cleaned up. The Irrigation was repaired on 10/8.
- The 4th quarter invoices were email and the accounts receivable report is in good shape.
- The pond is looking good. The algae powder is working.
- The home at 1809 91st St. is up for sale.
- Discussion opened up regarding ground water, elevation and the water flow. Kathleen stated that it is natural and there is no action that will be taken by the Association. The county has done a lot of drainage maintenance work along 21st Ave. and water is moving much better now. Sean Tracy added that he removed some debris from the drainage structure and the water level moves according to natural precipitation.

Vice Presidents Report:

- Bob gave the report.
- Lengthy discussion regarding the current invoice process. Sunstate will correct the invoice format as revised by the Board to include Mango Park HOA information in the top left corner and list a previous statement of account activity. These invoices will continue to be emailed.

Treasurers Report:

- Bob gave the report. Bob reviewed the September 2015 financial statements as presented.

Management:

- Nicole gave the report.
- Regarding compliance, a **MOTION** was made by Jim seconded by Bob to approve a 30 day hardship allowing the commercial vehicle parked on 18th Dr. until November 10th. After that date, the owner will be subject to the compliance procedure if the vehicle is not removed.
- Noncompliance observed at 1817 91st St. trash on the sidewalk. Sunstate will send a letter.
- Noncompliance observed at 9110 19th St. vehicle not permitted. Sunstate will send a letter.
- Discussion regarding options on MP rentals and restrictions. Changes to the covenants would require 70% of the membership's vote.
- The Board appoints Carl and Barbara Bretko and Donna Lesch to the Rental Committee. The committee's proposed changes will be included in the 1st notice mailer.

Homeowner Comments:

- Jamie Linnane stated that the entrance wall needs to be cleaned. Also, the electric outlets need to be looked at. Possibly a timer needs to be installed or an individual outlet wired.
- The contractor is not finished but will. Kathleen has the contact and will ensure pad is "flush" with the grass.
- Front island lights need to be replaced and in uniform.
- Annual meeting date will end of January. Sunstate will book the room. Tentatively scheduled for the last Monday in January.

New Business:

- The Board will cancel the Brighthouse Cable contract effective August 20, 2016.
- A MOTION made by Bob, seconded by Jim to approve the 2016 budget as proposed. Motion passed unanimously.
- Hoover Pressure Cleaning will provide a quote to power wash the sign and surrounding area.

ADJOURNMENT: Motion made by Bob, seconded by Kathleen to adjourn 11:53am.

NEXT MEETING: TBD.

Respectfully submitted,

Nicole Banks

Sunstate Management for Mango Park HOA