



Mango Park Homeowners Association, Inc.  
Annual Membership Meeting  
January 25, 2016 at 6:30PM

**DRAFT**

**CALL TO ORDER:** The Annual Membership meeting was called to order at 6:46pm by James Saloga.

**QUORUM:** A quorum was established. There were Members 31 present and by proxy. Also present were Brian Rivenbark and Nicole Banks from Sunstate Association Management Group.

**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:** Fred made a MOTION seconded by Carl Bretko waive the reading of the minutes and approve minutes from the 2015 Annual Meeting. Motion passed unanimously.

**ELECTION:**

Jim called for a nomination from the floor. Bill Woodruff received the nomination. With no other nominations, Bill Woodruff was elected to the Board by voice vote as Director.

- Jim reported on 2015 for Bob Emerson
- The association was successful in the collection of a large delinquency that went to foreclosure.
- Overall it was a good year with a December 31, 2015 year end surplus.
- Bright House contract will be terminated effective August 2016. The 4<sup>th</sup> quarter 2016 dues will be reduced to \$100.
- Congratulations to the Social Committee. The block parties and socials have been a success.
- The Book Club continues. Contact Barbara Bretko for more information.

**Homeowner Comments:**

- Joe Miller commented that the minutes should be accessible on the home page. (removing the drop down links)
- Grass is being cut biweekly.
- Is there a county time line for resurfacing the roads? It has been over 20 years. John Chappie is the county elected official.
- An owner had a leak under the driveway. The county will not reimburse for paver driveway.
- An owner mentioned that the Association may want to consider increasing the reserve account. The December 31, 2015 FS confirmed that the current reserve is \$21,713.70.
- Invasive trees are being removed at a neighboring property.

**MOTION TO ADJOURN:** Fred made a motion; seconded by Garrett Hart to adjourn at 7:14PM.

**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 2016 Organizational Meeting of the Board of the Directors  
**APPROVED**

Date: Thursday, January 25, 2016

Time: 7:18 p.m.

Location: Palma Sola Botanical Park

QUORUM: With Jim Saloga and Bill Woodruff present. A quorum was established.

Call to Order: The meeting was called to order by Jim Saloga.

New Business:

*Election of Officers*

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

|                             |               |
|-----------------------------|---------------|
| Chairman                    | Bob Emerson   |
| Vice Chairman and Treasurer | Jim Saloga    |
| Secretary                   | Bill Woodruff |

Other New Business:

- MOTION made by Jim, seconded by Bill to request a 2017 Reserve Study to be completed by Sunstate Management. MOTION passed unanimously.
- Bill Woodruff resigned as the ARB Committee member.
- MOTION made by Jim, seconded by Bill to approve the October 9, 2015 minutes as presented. MOTION passed unanimously.
- The Board thanks Jamie for all of his work for the association.
- MOTION made by Jim, seconded by Bill to have Jim order three spare mailboxes to be stored at his residence. MOTION passed unanimously.

**MOTION TO ADJOURN:** Bill made a motion; seconded by Jim to adjourn at 8:12PM.

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