



Mango Park Homeowners Association, Inc.
Board of Directors Meeting
March 6, 2016 at 11:00AM
APPROVED

CALL TO ORDER: The meeting was called to order at 11am by Bob Emerson.

QUORUM: A quorum was established. Members present were Bob Emerson; Chairman, James Saloga; Vice Chairman / Treasurer and Bill Woodruff; 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. Bill posted the signs at the entrance and the agenda was posted on the website.

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

Presidents Report:

- Nicole to send official cancellation notice to Bright House via first class and certified mail.
- The Board still agrees that the bulk contract is not providing a true value to the owners.
- Once Bright House confirms receipts and official last day of service (August 2016), a reminder will be sent to all owners. As previously approved in the 2016 budget, the 4th quarter dues will be \$100.

Treasurers Report:

- Jim reported from the January 31, 2016 financial statements.
- Nicole will get approval from the Board prior to paying any out of contract amounts.

Management:

- Nicole to contact Troy Franklin to power wash clean the green pavers. Nicole will make sure Troy is aware that there is hydraulic oil stains on the pavers.
- MOTION made by Bill, seconded by Jim to approved cleaning of the green pavers, not to exceed \$300. MOTION passed unanimously.

Homeowner Comments:

- Jamie Linnane is concerned with the condition of the entrance. Hoover has not done an acceptable job on removing the oil stains.

- To keep the algae under control, American Eco System must continue to use the powder vs. the liquid. Nicole to contact AES.

Unfinished Business:

- Discussion regarding compliance and procedures. Per docs, "Exterior maintained in a slightly manner".

New Business:

- Discussion regarding ARB, Board and owners responsibilities.
- ARB to work with the Board to clarify ARB policy on compliance issues.
- The required two featured trees requirement was discussed.
- It was suggested that a friendly reminder on the items discussed be sent to all owners. The ARB and the Board will work together to draft this letter.
- The ARB will respond directly to the recent ARB request received from 9206 18th Drive NW.
- The Board reviewed the three submitted bids for island renovation from Quality Lawn Service, ValleyCrest and M&E Landscape.
- MOTION made by Bob, seconded by Jim to approve and accept M&E Landscape bid as presented, not to exceed \$8000. MOTION passed unanimously. Bill will complete the ARB request and submit it.
- Tom from M&E will also clean the light fixtures and replace bulbs while doing the renovations.
- MOTION made by Bill, seconded by Bob to approve and hire M&E Landscape to begin the monthly maintenance service contract, as presented. MOTION passed unanimously.
- MOTION made by Jim, seconded by Bill to send 30 day notice of cancellation to Bayside Outdoor Landscapes, Inc. MOTION passed unanimously.
- Nicole to provide Jim contact information for a civil engineer.
- A reserve study will be done in 2016 and ready for the 2017 budget meeting.
- Jim to check on the pond recertification.

ADJOURNMENT: Motion made by Bill, seconded by Jim to adjourn 12:50pm.

NEXT MEETING: TBD.

Respectfully submitted,

Nicole Banks

Sunstate Management for Mango Park HOA