



Mango Park Homeowners Association, Inc.  
Board of Directors Meeting  
April 7, 2016 at 12:30PM

APPROVED

**CALL TO ORDER:** The meeting was called to order at 12:30pm 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 and Sean Tracy of the ARB.

**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 Bill, seconded by Jim to waive the reading of the previous minutes on March 6<sup>th</sup>, 2016 and approve as presented. Motion passed unanimously.

**Presidents Report:**

Regarding occasional parking of commercial vehicle on 18th Street:

- Bob is in favor of continuing to send letters and continue communication with the owners to seek 100% compliance. Bob is not in favor of fining in this particular situation.
- Sunstate has sent letters by USPS regular mail and certified mail. The Board members did a recent six day observation. Of the six days, one very short early morning infraction was observed.
- The commercial truck seems to be an infrequent, overnight infraction only.
- We should not encourage homeowners to go out of their way to inspect each other's homes for compliance.
- It is important that the Board maintain the atmosphere and character of the neighborhood.
- A non-compliance issue, without significant impact, does not create a fining situation.
- Not continual, frequent or significant, therefore Bob does not support a fine to be levied.

**Treasurers Report:**

- No report.

**Homeowner Comment:**

- Homeowner is still concerned that a home for sale in non-compliance regarding the lack of two featured trees. It would not be fair that the buyer be stuck with the noncompliance issue when the current owner is aware. Nicole confirmed that the current owner is aware of the non-compliance issue. The noncompliance issue will be listed on the estoppel as required for closing. Following this procedure, the buyer and seller would both be alerted to the noncompliance issue and requirements.
- Homeowner suggested a friendly reminder to all owners quarterly regarding the covenants. All present agreed that was good idea.

**Unfinished Business:**

- Nicole to ask Tom regarding the follow up on completing the lights and sherbet ty plants.
- Should the concrete pads in the island be painted and hidden by additional plants? Bill will contact Tom directly on these unfinished items.

- Can use up to the originally authorized amount of \$8,000 for completion and/or additional work regarding the entrance area.
- Nicole contacted both Hoover PW and Troy Franklin PW and they both agree the unsealed pavers are permanently stained.
- Nicole to contact Paver Company for bids to repair settlement issues and the replacement of the stains pavers.

**New Business:**

- Bill explained the front entrance additional project items as proposed by Tom of M&E.
  - Bill also noted the current electrical boxes on the front are not in compliance.
  - There is also an open electrical box on the island.
  - Nicole to contact Suncoast Sign for a bid on the electrical work.
  - MOTION made by Jim seconded by Bob to accept the proposal from M&E to complete the front entrance and sign area as proposed not to exceed \$1,200. MOTION passed unanimously.
- Jamie Linnane regarding the commercial vehicle. Jamie is requesting that the next step in the process be taken toward levying a fine.
  - Jamie noted three other commercial vehicles have properly complied.
  - Jamie agrees that fees are not good, but to be fair, late fees are assessed on quarterly dues received after 30 days of the due date.
  - Jamie noted that the commercial vehicle is visible from 91<sup>st</sup> St.
  - The county had the vehicle stop parking on the street.
  - Jamie noted there are other residents that would have attended the meeting that agree with him.
  - Jamie noted that a commercial vehicle in the fall received a letter and complied within 30 days.
  - Why are letters being sent out and then not being enforced?
  - This is the third HVAC company vehicle that has been parked at this same address.
  - This issue has been ongoing since 2014. This is a chronic offender.
  - The covenants need to be enforced regardless of who is reporting the issue.
  - After some discussion and consideration there was NO MOTION made to take action toward levying a fine.
- Pond Recertification
  - MOTION made by Bill, seconded by Jim to approve the proposal from Zoller Engineering LLC. as presented for the required pond recertification in the amount of \$208. MOTION passed unanimously.
- ARB Membership Appointment
  - Jim nominates Doug Peck, seconded by Bill to join the ARB committee. MOTION passed unanimously.

**ADJOURNMENT:** Motion made by Bill, seconded by Jim to adjourn 2:01pm.

**NEXT MEETING:** TBD.

Respectfully submitted,

Nicole Banks

Sunstate Management for Mango Park HOA