



Mango Park Homeowners Association, Inc.  
Board of Directors Meeting  
November 18, 2017 at 10AM

APPROVED

**CALL TO ORDER:** The meeting was called to order at 10am by James Saloga.

**QUORUM:** A quorum was established. Members present were James Saloga; Chairman, Bill Woodruff; Vice Chairman / Treasurer and Bob Emerson; 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. Jim posted the signs at the entrance and the agenda was posted on the website and emailed and USPS mailed to all owners.

**MINUTES:** A **MOTION** made by Bill, seconded by Bob to waive the reading of the previous minutes on October 28th, 2017 and approve as presented. Motion passed unanimously.

**Homeowner Comments:**

- Owners were happy with the new replacement mailbox. Jim has no more mailboxes on hand. Nicole will order two additional mailboxes.
- Owner commented that the entrance wall painting looks nice. The lights though need some work.
- The owner noticed dipping in the pavers. Bob mentioned that the pavers are association's responsibility, the roads are county.
- Jamie questioned whether the irrigation system is working.
- The board confirmed that the front side of the wall is being painted.
- Jamie would like the owners along the wall notified to keep their landscaping off the wall.
- Jamie would like Nicole to monitor the pond.
- The directory will be mailed with the annual meeting notice.
- Sunstate is on site weekly.
- Owners plan to ask the county to pave the roads. A county representative will be invited to the annual meeting.

**Unfinished Business:**

- The flowers have been replaced at the island entrance. There are still more to be replaced near the entrance sign. This will be done after the entrance wall is painted.
- There is one large shrub that needs to be replaced along 17<sup>th</sup>. It was damaged by FPL. Nicole will contact FPL.
- Bill confirmed that the short wall at the corner of 93<sup>rd</sup> near the entrance will also be painted.
- The lights will be cleaned and painted. Nicole will obtain an estimate to update the bulbs to LED.
- The sidewalks and curbs will be power washed.
- Landscape Contractor- Bill requested that the flower stipend be removed from the monthly maintenance contract. Mulch is also not included in the monthly contract.

## **New Business:**

Compliance- Jim explained the compliance process and the fining committee's role as set by FL ST 720 and the association's documents. The Board levies the fine and the committee accepts or rejects the fine. The current violations of non-conforming vehicle parking and other matters were discussed along with the need to establish and enforcement review committee to review any fines the board may levy in the future.

**MOTION** made by Jim, seconded by Bill to establish a standing committee entitled: Infraction Review Committee, comprised of 3 members of the Mango Park HOA, for the purpose of reviewing and voting on fines or suspensions as may be levied from time to time by the Mango Park HOA Board of Directors, all in accordance with the provisions of the Florida Statutes Chapter 720, Section 720.305 Obligation of members; remedies at law or in equity; levy of fines and suspension of use rights, subsection (2) (b), impositions of fines or suspensions.

- **MOTION** made by Bill, seconded by Bob to appoint the following members to the Infraction Review Committee: Fred Teeter, Nick Ryan and Carl Bretko. MOTION passed unanimously.
- LOT 43 – there is an additional dead tree to be removed. Jim spoke with the owner directly. The owner thought it was not dead. The board will confirm if the tree has been removed.
- LOT 47 – the dirty fence still needs to be addressed.
- LOT 13- there is a missing feature tree. The most recent notice was sent to the current owners in 2016. Bob noted that in the covenants owners are required to maintain the property in a sightly manner. The covenants also require each home to have a feature tree. ARB approval is needed. The second notice will be sent.
- LOT 15 – The owner chronically parks a boat and or truck parked in the driveway and or the street. This has been an issue since 2013. Notices have been sent and the owner typically complies and then the violation occurs again, whether its weeks or months in between. The deed restriction was read aloud. Lengthy discussion regarding the violation. **MOTION** made by Bob, seconded by Bill to levy a fine in the amount of \$100 per day for any future violations of the commercial truck, trailer and or boat being parked overnight in the driveway. MOTION passed unanimously. This action will be referred to the MP Violations Review Committee for approval
- LOT 29– Semi truck / R.V. is being parked on the street overnight. This is a county violation. Owners may call code enforcement directly.
- An owner has contacted the Board directly regarding adding rental restrictions. Currently there are no rental restrictions. A change would require a membership vote. This will be added to the Annual Meeting Agenda for discussion.

**ADJOURNMENT:** Motion made by Bill, seconded by Bob to adjourn 11:50am.

**NEXT MEETING:** Annual Membership meeting on Monday, January 22, 2018 at 6:30pm at the Palma Sola Botanical Park Meeting Room.

Respectfully submitted,

Nicole Banks

Sunstate Management for Mango Park HOA