



Mango Park Homeowners Association, Inc.  
Board of Directors Meeting  
December 16, 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 November 18<sup>th</sup>, 2017 and approve as modified. Motion passed unanimously.

#### **TREASURERS REPORT**

- The 2018 first quarter dues were sent to owners. The new 2018 quarterly rate is \$125.

#### **MANAGEMENT REPORT**

- The second notice of the annual meeting will be mailed next week. This notice will include a detailed agenda and proxy. Suggested annual topics include:
  - County Paving Schedule
  - Bike Path plan
  - Additional traffic on 99<sup>th</sup> and 17<sup>th</sup>
  - Opening Robinson
  - Rental Restriction
  - Compliance Committee
  - ARB Committee

#### **Homeowner Comments:**

- Owner thanked the board for posting the draft minutes on the website.
- Owner questioned if the sprinkler system pressure is too high.

#### **Unfinished Business:**

- Entrance- The LED bulbs were installed at the light posts. The poles will also be painted.
- Sprinklers- A professional company is needed. There are many misplaced and or not working. **MOTION** made by Bill, seconded by Bob to approve hiring a sprinkler company to evaluate and repair the sprinkler system. **MOTION** passed unanimously. The landscaper has also noted that someone is turning off the sprinkler system.
- Pressure Washing sidewalks and pavers- Daystar bid for \$690. Nicole will obtain an additional quote from Hoover PW.
- The Board thanks John and Chris Smilde for the Christmas lights at the entrance.

#### **New Business:**

- Compliance- Jim provided the Mango Park restriction covenants (Section 6) and the Florida State Statute 720 for review and discussion. The notice of a levied fine will be revised and approved by the Board prior to being sent to the owner(s) in violation.

- **MOTION** made by Jim, seconded by Bob to rescind the board levy action taken on November 18<sup>th</sup>, 2017. MOTION passed unanimously.
- **MOTION** made by Bill, seconded by Jim to levy a fine in the amount of \$100 per day for the commercial truck, trailer and or boat being parked in the driveway at LOT 15 which violates Covenant section 6.8. MOTION carried 2 in favor, 1 opposed.
- LOT 13 is in violation of ARB Landscape Guidelines. The second notice will be sent notifying owners of the action needed. ARB approval is needed prior to any changes.
- Storage Containers- need board approval.
- The Board will create a letter to owners asking for volunteers to join the Board of Directors or ARB Committee.

**ADJOURNMENT:** Motion made by Bill, seconded by Bob to adjourn 11:42m.

**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