



Mango Park Homeowners Association, Inc.
Board of Directors Meeting
January 31, 2018 at 1PM

Approved

CALL TO ORDER: The meeting was called to order at 1:15pm by Bill Woodruff.

QUORUM: A quorum was established. Members present were Bill Woodruff; Chairman, Carl Bretko; Vice Chairman / Treasurer and Sean Tracy; 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 Carl to waive the reading of the previous minutes on December 16th, 2017 and the January 22nd, 2018 Organizational Meeting and approve as presented. Motion passed unanimously.

PRESIDENTS REPORT

- Bill thanked Nick for creating and sending the email to the Commissioner.
- Bill noted that there was a deficient as of 12/31/17.
- The painting of the lights will be re-bid. Nicole will reach out to Jim Wilson.
- The entrance is due to be mulch. The expected cost is \$1,000.
- Bill recommends that the pavers not be addressed until after the roads are paved.
- There are issues with the pavers that may need to be repaired sooner. There is a dip and misalignment are identified issues.
- The board will obtain bids for paver repair and or replacement for budgeting purpose.
- Another option would be to eliminate the pavers and have the count pave it instead.
- The damaged shrub still needs to be replaced by FPL.
- John Rankin passed away. There is a celebration of life planned in the future. He was the previous owner of Judy Croce's Home.
- Sean is currently serving on the ARB committee in addition to the Board of Directors. Bill will contact Jim Saloga to see if he would be interested in chairing the ARB committee.
- Owners are concerned with drainage around the pond. SWFWMD should be inspecting the Santilli property on February 2nd. Sean asked, "What is the overall perceived issue?" It appears that Santilli is filling in low spots on his property that may affect the drainage. The county and SWFWMD have been notified. There was also a concern that a road is being installed over the drainage.
- Solicitation Sign- MOTION made by Bill to install a "No Solicitation" sign at the second island. There was no second to this motion.
- Bill directed Sunstate to send a compliance letter to 9207 17th Drive, NW who has had a trailer in the driveway for over a week.
- Bill reminded owners that the commissioner suggested a petition be created and sent to the commissioner requesting improvements.

TREASURERS REPORT

- The December 31, 2017 financial statements were reviewed.
- Bill suggested that the pavers be added to the reserve schedule.

MANAGEMENT REPORT

- Nicole outlined the Compliance process.
- Nicole will continue the process on the property that is missing the feature tree in the front yard.

Homeowner Comments:

- Rick asked what is being done with his neighbor's rear area that is owned by Wisteria Park is not being maintained.

New Business:

- *Rental Restrictions*- Ron submitted some information at the annual meeting. Bill has drafted a survey to be sent to owners. Carl and Sean will review the draft survey.
- Bill suggested that a neighborhood guideline document should be developed and posted online.
- The board roles were reviewed.
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ADJOURNMENT: Motion made by Bill 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