



Mango Park Homeowners Association, Inc.
Board of Directors Meeting
March 7, 2018 at 1PM

APPROVED

CALL TO ORDER: The meeting was called to order at 1:04pm 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. Bill posted the signs at the entrance and the agenda was posted on the website and emailed owners.

MINUTES: A **MOTION** made by Bill, seconded by Carl to waive the reading of the previous minutes on January 31st, 2018 and approve as presented. Motion passed unanimously.

PRESIDENTS REPORT

- Bill explained the feedback received from the county commissioner's office from the email sent to the commissioner. Items included on the list; Street light and cross walks at 17th Ave NW & 75th Street NW, sidewalks on the west end 9th Ave NW, traffic study on 17th Ave NW, along with the additional improvements on 99th Street NW. Most of the items listed were assigned and responded to by members from different county offices. The county will not immediately address most of the items either because of budget constraints and low priority because of low traffic volumes. The Board agreed to send an additional email re-prioritizing our list to the Commissioner office to see if we can get some action of a few of the items.
- Bill is drafting a President's letter to be sent to the owners.

TREASURERS REPORT

- The January 31, 2018 financial statements were reviewed
- An owner contacted Sunstate questioning pond maintenance in the quarterly fees. The BOD discussion the concern and that the pond is the responsibility of the entire association as it is an association drainage pond for all areas of Mango Park. The cost incurred for the pond maintenance, water treatment and yearly engineer inspection is cost the entire association will support and fund. The BOD asked Sunstate to field any future questions the homeowner might have.

MANAGEMENT REPORT

- Nicole reported from the action list.
- The website will be revised to list an ARB documents and forms tab.
- **Compliance- MOTION** made by Bill, seconded by Carl to terminate the fining process from the 2017 board. MOTION passed unanimously.
- **MOTION** made by Bill, seconded by Sean to have Sunstate mail the owners of the home on lot #13 a violation letter for the missing two front feature trees, including sending them the landscape guidelines and ARB request form.

- *Landscaper*- West Bay will begin servicing the common areas as of April 1st. Bob Vita has been sent a termination letter.
- *Rental Survey*- This was sent to owners via email. 41 of 60 owners have responded. 65% of the 41 responses were in favor. It was agreed that there was interest in adding a rental document to our HOA documents. A follow up process will be developed to gain more insight into next steps and a possible change to our HOA documents.
- Nicole will send the 3 pending ARB applications, lot #'s 10, 39 and 19 to the committee.

Homeowner Comments:

- A topic about pond slope and depths was introduced and that the board could use the individual for any issues which may arise.
- New homeowner found finding the ARB forms on the website difficult. Changes to the website was suggested.

Unfinished Business:

- *Newsletter*: A discussion was held about the distribution of the newsletter and the board discussed the necessity of having the newsletter posted on the website as it is emailed to owners. **MOTION** made by Bill, seconded by Carl not to post the newsletter to the website as the newsletter is already distributed to the homeowners. MOTION passed unanimously.
- *ARB Committee*: Bill outlined the process the ARB committee follows in approving any request coming before them. Discussion was held to ensure the committee aligns their process to the Florida Statute 720 while keeping a reasonable time line for approval in tact.
- *Infraction Review Committee*- **MOTION** made by Bill, seconded by Sean to dismiss the Infraction Review Committee members effective immediately. MOTION passed unanimously.

New Business:

- *Landscaping Projects*:
 - *Turf replacement*
 - *Mulch- approved annually.*
 - *Flowers- approved to add additional flowers under the sign and replace scrubs on the islands which are damaged and/or not doing well.*
 - *Shrubs replacement- as damaged by FPL on 17th AVE NW.*
- *Power washing*: This will not be done.
- *Island Lights*: **MOTION** made by Carl, seconded by Sean to approve Jim Wilson's bid to paint the lamp poles and lights on the two islands in the amount of \$1,695. MOTION passed unanimously.
- Carl mentioned neighbors speeding in the community. A question was raised if Mango Park should pursue changing the speed limit in Mango Park. This question will be noted in the response to the Commissioner.

ADJOURNMENT: With no further business to discuss, Bill adjourned the meeting at 2:40pm.

NEXT MEETING: Monday, May 21st at 1pm.

Respectfully submitted,

Nicole Banks

Sunstate Management for Mango Park HOA