



Mango Park Homeowners Association, Inc.
Board of Directors Meeting
April 23, 2018 at 1PM

APPROVED

CALL TO ORDER: The meeting was called to order at 1pm 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 March 3, 2018 and approve as presented. Motion passed unanimously.

Unfinished Business:

- **Non-compliance**
 - **LOT #13** Missing Feature Tree. Nicole and Bill met with the homeowner on Saturday, 4/20. The homeowner agrees to comply and will submit an ARB within 30 days.
 - **LOTS #47 and #48**– Have not responded to the Board. A letter was mailed, and an email sent regarding rear yard overgrowth.
 - **LOT #39** – Noncompliance letter was sent in March. Homeowner was present at the meeting and has not received the letter. Nicole emailed a copy of the infraction letter to homeowner.
 - **LOT #6** – Trailer stored in driveway, sent owner an email to remind them of the infraction, trailer removed.
- **Entrance Light Posts** – **MOTION** made by Sean, seconded by Carl to approve painting the tops of the light posts brown to match the rest of the post lamps. The lights are on during the day. The photo cell will be inspected.
- **Landscaping**- The landscaper was reminded to trim all three areas as outlined in the contract. Bill will inspect hole as reported. This may have been from an irrigation repair.

TREASURERS REPORT

- The March 31, 2018 financial statements were reviewed and accepted.

NEW BUSINESS

- **Pond**- SWFWMD and Zoller Engineering met on site last Thursday. Deficiencies were identified. An extension was filed and approved by SWFWMD to identify and correct the violations.
- There are two different types of ponds, as described by Bill. Our pond contains a Weir (concrete structure used to meter and regulate the pond outflow) plus, a secondary low water discharge system built into the floor / edge of the pond to provide a constant water flow. (The pipe is a perforated 6 inch pipe with fabric and small stone over the pipe to prevent plugging and allow out flow) The secondary system is designed to allow normal out flow to maintain a pond level below the low level of the weir. Right now, it was felt by SWFWMD that our secondary system is not working as designed (needs maintenance and or clean out) or the inflow to the pond

has increased such that the secondary system is not able to keep up. Our system requires inspection every 18 months by an engineer and submitted to SWFWMD.

- The second system allowed by SWFWMD is called a wet system and operates with only a Weir. The inspection process for the wet system is every 5 years and does not include a secondary filter system. The BOD is looking at this system as it is much simpler to maintain but this will require a change in permit approved by SWFWMD. Cost options will be evaluated as more data becomes available.
- In addition to the pond evaluation, Clint Rimer, of Manatee County Storm Drainage Department will be contacted to evaluate Mango Park's current street water out flow to the pond to determine if we have an additional water source which may be causing our pond to experience high than normal water flow.
 - **MOTION** made by Bill seconded by Carl to approve West Bay to clear a path to access the weir and around the weir (as outlined when on site with Sean) not to exceed \$1,250. MOTION passed unanimously.
 - **MOTION** made by Bill, seconded by Sean to approve Zoller Engineering to install a temporary wood barrier to extend the height of the weir to test for the current static water table height. This information was requested by SWFWMD for help in understanding why there is so much water flow in the Mango Park pond. MOTION passed unanimously.
 - **MOTION** made by Bill, seconded by Sean to obtain a quote from Zoller Engineering to clean up the secondary filter and a quote to convert the permit to a wet pond. MOTION passed unanimously.
- **Fence along 93rd ST NW** – A home owner at 9312 17th Ave NW contacted Carl Bretko and asked him to relay to the Mango Park BOD that the BOD needed to replace the fence along 93rd St NW. The Board is concerned that this is not on Mango Park property. Nicole will send the owner a letter requesting more information and his property survey information as Mango Park board does not have any common property on that side of the 93rd St. NW.

OWNER COMMENTS:

- An owner shared a situation where his neighbor complained to him and his family about loud noise, kids in the pool, coming from the owner's pool at 8:00 on Friday April 20th. The owner was concerned about the situation and asked the BOD if there were any rules limiting the use of a pool before sunset. The owner does not believe this should be a complaint at all. The board agreed that this is not an HOA issue at this time.
- Homeowner provided past data and cost estimates on an earlier (2010) investigation involving the maintenance and rebuilding of the pond. The BOD gladly accepted the information in their effort to fully understand the past work done on the pond.
- Homeowner reported an indentation on the East side of the entrance off 17th Ave NW from a possible sprinkler issue.

ADJOURNMENT: With no further business to discuss, Bill adjourned the meeting at 2:05pm.

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

Respectfully submitted,

Nicole Banks

Sunstate Management for Mango Park HOA