



Mango Park Homeowners Association, Inc.
Board of Directors Meeting
August 23, 2018 at 2PM

APPROVED

CALL TO ORDER: The meeting was called to order at 2pm 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. 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 April 23, 2018 and approve as presented. Motion passed unanimously.

Unfinished Business:

- **LOT #13** Nicole confirmed that the ARB has since met was approved and competition date is scheduled for November.

NEW BUSINESS

- **Pond-** SWFWMD notified us that the pond was not in compliance and that maintenance work was needed. Currently we are under an extension for next 60 days. The secondary filtration system which drains the pond below its weir height is not functioning properly (minimal flow); water should only overflow the weir as a result of heavy rains. The secondary filtration drain system clean out is still required before the compliance issue can be closed and the pond can be re-inspected and certified (every 18 months). The Board reviewed the Roto Rooter and SPT quotes to clear and maintain the current drain system. The pond is for community storm water retention and is the responsibility of all owners in the community. The pond is currently a secondary filtration system. There is also a wet system that is permitted, and the pond may be able to convert to this system in the future. There are costs incurred if this change would be pursued.

MOTION made by Carl, seconded by Sean to approve the clean out as proposed by Roto Rooter, to be paid out of the Reserve account. MOTION passed unanimously.

OWNER COMMENTS:

- Buddy Grace asked if there is a warranty for the work.
- Buddy Grace received his new property tax assessment bill and it increased by 20%.
- Lorraine Grace does not feel she has adequate information as a homeowner.
- Lorraine would like an update on the boat infractions. Lorraine said there were six violations this summer. Sunstate could not confirm the 6 mentioned.
- Jamie Linnane did not see the notice of the April 23 meeting. Bill confirmed that he posted notice.

NEXT MEETING: TBD

ADJOURNMENT: With no further business to discuss, Bill adjourned the meeting at 2:38pm.

Respectfully submitted,

Nicole Banks

Sunstate Management for Mango Park HOA