



Mango Park Homeowners Association, Inc.

Board of Directors Meeting

October 23, 2018 at 11AM

APPROVED

**CALL TO ORDER:** The meeting was called to order at 11:10am 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 to owners.

**MINUTES:** A **MOTION** made by Bill, seconded by Carl to waive the reading of the previous minutes on August 23, 2018 and approve as presented. Motion passed unanimously.

### **Presidents Report**

- The island light and sign photocell, located behind the entrance wall, was replaced with a timer. The photocell was not reacting well in an area behind the entrance sign wall as it was shaded by trees.
- The use of 17th Ave – There have been a few conversations regarding the condition of the road caused by the heavy trucks during property development. The Loop has reached out to Mango Park and Wisteria Park for support in contacting the county commissioner. A petition was recommended. The commissioner will attend the annual meeting held on

Monday, January 28, 2019 at 6:30pm and one of the pre-questions to the Commissioner will be the concern about the condition of 17th Ave NW. The commissioner will also be asked to confirm the paving of Mango Park as he had previously indicated the paving would be done in Mango Park in 2019.

- The Mango Park Board has authorized trimming around the cement structure where the water enters the Mango Park pond from 91st. This is being done to allow a more complete inspection of the structure.
- Wisteria has agreed to trim their lot line at the end of 91st between Mango Park and Wisteria Park. The trimming will be completed to promote improved water flow and appearance along with providing Westieral's landscape contractor the ability to keep it mowed in the future. Mango Park Board, reacting to a homeowner complaint, will split the cost to accomplish this task as the overall outcome to our homeowners in that area will be improved appearance.
- An updated Mango Park directory will be planned for early 2019.
- Rental Policy proposal – The information will be listed with the annual membership meeting notice and proxy sent to homeowners.
- Infractions- The Mango Park Infraction process will be refined through a procedural update for 2019. Included in this process will be the proposed use of a new software already in use by Sunstate..
- Annual Meeting- is planned for Monday, January 28th. The first notice will be sent 60 days in advance. In the first notice we will include a notice of the meeting, date, location and time and a Mango Park Board of Directors candidate intent form. The Board is looking to replace Bill Woodruff who will have completed his 3 year service on the Board. The individual will make up the 3rd member of the Mango Park Board serving with Carl Bretko and Sean Tracy in 2019. The position begins as the Board Secretary for a year and on to the Treasurer for a year and finally on to the Board president. I would encourage homeowners to participate in our Board of Directors and the Mango Park HOA.
- Please note floor nominations will not be taken at the annual meeting so if you have interest please take the time to fill out the candidate intent form. The meeting notice will provide the details and cutoff date for completion.

### **Treasurers Report**

- Mailboxes were cleaned.
- Three mailboxes were in need of repair and replacement parts were ordered.

- Entrance lights were updated from photocell to timer.
- The retention pond inspection required by SWFWMD was completed after the filter drain system cleanout and passing the requirements outlined in the permit.

**Owners Comments:**

- Lorraine Grace;
  - Relayed information on her inquiry to the county and that a county ordinance will only allow a trash receptacles of 32 gallons or less.
  - Asked if any communications by the Board to all homeowners that a statement about barking dogs can be mentioned.
  - (Nicole recommended that the county code enforcement be contacted regarding barking dogs, dogs off leash as they can enforce it as well)
  - Asked clarifying questions about the 2019 budget and reserve funding.
  - Questioned the amount of increase to the grounds contract.
  - Asked if anything would be done with the entrance brick pavers. (The Board responded that the pavers would need to be included in a future Reserve planned expenditure)
  - Asked if the lawn maintenance contract is re-bid annually. (The Board responded that it only bid when a concern is noted).
  - Lorraine asked who reviews the minutes and who could make changes. (The Board explained they are published in the draft format on the HOA website until the next scheduled Board meeting)
- Jamie Linnane;
  - Jamie said that Mango Park should not be paying for the ditch clean out behind 91st on Wisteria HOA property.
  - Jamie commented on the wall and island maintenance items. Jamie suggested that owners be contacted to trim overgrowth from the back side of the wall prior to painting and also on a routine basis to extend the life of the wall.
  - Jamie was not happy with West Bay in the past.
  - Jamie suggested that flowers be changed at the entrance before Thanksgiving, in time for the holidays.
  - Jamie compared the 2013 vs. 2018 budgets. Jamie is concerned with the increase in dues over the past years.

- Jamie commented that if floor nominations are not taken at the meeting to be sure it was noted in the notice. ( Nicole indicated that statement would be on the first notice sent)
- Jamie asked how meetings are noticed. (Nicole indicated that all meetings are posted in accordance with FL ST 720 and association bylaws).

**Unfinished Business:**

- *Pond Maintenance*- Roto Rooter successfully cleared the drain. The pond was re-inspected by ZNS Engineering and passed. A clear path to the pond needs to be maintained. The cement weir and cement outfalls (water inflow from the streets) may need riprap to repair erosion. Bill explained the retention pond and primary filtration system function.

**NEW BUSINESS**

- The board reviewed and discussed the 2019 proposed budget. Bill noted contract increases for West Bay Landscape (\$100 monthly) and Sunstate Management (3% increase & addition of the Caliber Compliance Software). Carl suggested that a reserve study be completed for future expenditures in future years..
- **MOTION** made by Bill, seconded by Carl to approve the 2019 budget as presented. MOTION passed unanimously.
- Annual Meeting Date- Monday, January 28th at 6:30pm at Palma Sola Botanical Park
- Carl suggested that the immediate past chair be included on the 2019 Board as a non voting member. Bill will take this under consideration.

**NEXT MEETING:** Annual Membership Meeting on Monday, January 28, 2019 at 6pm.

**ADJOURNMENT:** With no further business to discuss, Bill adjourned the meeting at 12:46pm.

Respectfully submitted,

Nicole Banks

Sunstate Management for Mango Park HOA