



Mango Park Homeowners Association, Inc.
Annual Membership Meeting
January 28, 2019 at 6:30PM

APPROVED

CALL TO ORDER: The meeting was called to order at 6:30pm by Bill Woodruff.
The membership agreed to have Michelle Thibeault of Sunstate Management chair the meeting.

QUORUM: A quorum was established with 40 members present in person and by proxy.

NOTICE: Notice for the meeting was mailed and posted in accordance with the bylaws of the Association and the requirements of Florida Statute 720.

MINUTES: A **MOTION** made by Garrett Harte, seconded by Mary Ann Clark to waive the reading of the 2018 Annual Membership meeting minutes and approve as presented. Motion passed unanimously.

GUEST PRESENTATIONS

Manatee County Activities/Projects: Presented by Commissioner Steve Jonsson

- The re-paving in Mango Park is on the scheduled for April / May 2019, before the rainy season.
- 9th Ave repaving / lining for road sharing with bicycles, pedestrians etc.
- Cell phone coverage remains an issue. It's a commercial enterprise. County can do nothing about it. Towers can be put in on school property.
- 17th Street Paving: Scheduled for this year to include repaving and leveling. A bike path will not be included.
- Impact Fees: There is \$1.1 million in the impact fee accounts. Developers pay impact fees on each home at the time of issuing a certificate of occupancy that is a percentage of the sales price. Money is used for infrastructure projects to increase capacity of roads, schools, sheriff's department and parks and recreation in the area where the money is collected. Money can't be used for basic operations or repairs. The county charges 90% of what could be charged instead of the allowable 100% because they are concerned about potential law suits from developers.
- 99th Street Community Farm: This is County owned property that is leased to an organic farm. It will continue as is with no rezoning.
- Development Details for Neal Community & 9th Street: Jubalee Farms is currently there. A proposed project is at the zoning office. Commissioner could not comment on the nature of the development.
- Traffic Study since 2016: \$1.4 million has been spent. A traffic light will be installed at 17th and 75th this year.

Neighborhood Services Report: Presented by County Coordinator Debbie DeLeon

- Neighborhood Connections Magazine: Published by the County includes events and resources available to communities.
- Neighborhood Grant Program: The County offers 2 grant opportunities to communities annually. One is up to \$1000 with no matching requirements. The other, from \$1001 up to \$10,000, requires matching funds/hours. Descriptive materials are available. The 2019 grant is due February 28. Mango Park was encouraged to apply.

Chairman's Report: Presented by Bill Woodruff

- The 2018-year end financials were printed for each owner. There was a deficit of approximately \$3,000 as of December 31, 2018.
- 2018 projects included Entrance Light Poles, Pond Compliance, Landscaping / Irrigation, Mailbox power washing
- The Reserve account current total is approximately \$8,900. At the beginning of 2018 it was \$6,500.
- The 2019 budget was increased for signs, back side of the wall and to increase reserve funds.
- The last homeowner directory was printed in 2017. An updated directory is planned to be distributed in 2019.

Announcement of the 2019 Board of Directors

- Carl Bretko (1-year term) and Sean Tracy (2-year term) and Lorraine Grace will join the board (3-year term).
- The ballot count for the open position was verified by Donna Woodruff.

Homeowner Comments:

- Ron Sikkema: Schedule meeting at night to accommodate working owners-may increase attendance
Response: Will try in coming year.
- Owner: Could HOA apply for Community grant dollars to be used for entry-way pavers?
Response: Yes, this will be considered.
- Owner: Is a community garage sale planned?
Response: No, not at this point.
- Jamie Linnane: Did Mango Park pay for clearing the ditch that is Wisteria Park's property?
Response: No, Mango did not pay.
- Owner: The rental restriction options that were not approved this year should be reconsidered. Ballot was confusing. Long-term vs short-term rental issues exist.
Response: A committee will be formed to do more research.
- Janice Teeter: Long-term rentals are the real problem.
Response: The new committee will look into this.
- General Comments focused on compliance and rental issues.

Rental Restriction Ballot Results

The ballot failed to pass. An absolute majority is required. Each direct mail ballot received is on file with Sunstate.

Question # 1:

on time	23 yes	12 no	Total = 35
late	4 yes	0 no	

Question # 2:

on time	23 yes	12 no	Total = 35
late	2	2	

The discussion of the ballot focused on why it failed when there was clear evidence of interest among homeowners. The consensus was that the wording of the questions was confusing and may not have adequately represented the original intent of amending the By-Laws. It was also noted that there was not enough discussion among homeowners prior to preparing and presenting the ballot. It was suggested that a committee be established to determine the continuing interest in this issue particularly regarding short verses long term rentals and requiring background checks for rental clients.

Compliance

A committee will be established this year. Issues to be considered include defining property verses vehicle infractions.

ADJOURNMENT: Motion made by Sean Tracy, seconded by Garret Harte to adjourn 7:48pm.

NEXT MEETING: TBD

Respectfully submitted, Nicole Banks, Sunstate Management for Mango Park HOA



Mango Park Homeowners Association, Inc.
Board of Directors Organizational Meeting
January 28, 2019 at 8PM
APPROVED

CALL TO ORDER: The meeting was called to order at 8:00pm by Carl Bretko.

QUORUM: A quorum was present with all three directors present; Carl Bretko, Sean Tracy and Lorraine Grace.

NOTICE: Notice for the meeting was mailed and posted in accordance with the bylaws of the Association and the requirements of Florida Statute 720.

The officer positions will be as follows:

Carl Bretko Chairman 1 year

Sean Tracy Vice Chairman/ Treasurer 2 years

Lorraine Grace Secretary 3 years

Financial reports were discussed.

The 2019 budget was briefly reviewed.

ADJOURNMENT: Motion made by Carl, seconded by Sean to adjourn 8:15pm.

NEXT MEETING: TBD

Respectfully submitted,

Nicole Banks

for Mango Park HOA