



Mango Park Homeowners Association, Inc
Board of Directors' Planning Meeting
September 11, 2019 at 3 PM

APPROVED

CALL TO ORDER: The meeting was called to order at 3 pm by Carl Bretko.

QUORUM: A quorum was established. Members present were Carl Bretko; Chairman; Sean Tracy, Vice Chairman / Treasurer and Lorraine Grace; Secretary. Homeowners present were Fred Teeter, Rick Rehkugler, Jamie Linnane, and Ken Kelley.

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 property.

MINUTES: N/A

PLANNING MEETING PURPOSE Carl Bretko

The purpose of the planning meeting was to prepare for the BOD meeting on Monday September 16, 2019 where pond recertification issues will be the topic. A draft agenda for 9/16 was made available. The discussion focused on finalizing it and the background package that would be hand delivered to all owners by Friday.

REPORT on POND BACKGROUND Carl Bretko

The status of the pond issues, previous remediation (Roto Rooter, 2018), subsequent certification, inspection (April 2019) and the notice of violations (May 2019) was presented briefly. A proposal from ZNS Engineering that was given to BOD for consideration in August was noted. It was requested as a preliminary step to determine what future actions would be necessary to bring the pond into compliance. The quote is for \$43,000 to determine whether the best way forward is to repair the drainage structure or convert the pond from wet to dry. The estimate did not include the cost of the actual work.

DISCUSSION/OWNER COMMENTS

- **Repair or Convert**

-Other experts beyond ZNS need to be contacted before any action is taken. Ten years ago, a proposal was received with a quote of between \$180,000-\$200,000 to fix pond issues. A solution was found for many fewer dollars and the pond certification lasted for 5 years.

-Filter drain system may not have been correctly designed or installed.

-Weir structure OK. Water draining over the top is for emergencies.

- Cutting holes in the south bank (pot holes) is a method to determine the condition of the underpipe. A tree near the bank could have roots that are clogging the pipe.

-Access to the pond bank was discussed. There are 3 drainage easements. They are between Lots #34 and # 35; Lots # 38 and # 39; and Lots # 43 and # 44. A question was raised about heavy equipment access.

-A potential solution to drainage issues is to notch the weir, as suggested by Brian Golus of SWFMD in July 2019.

- **Wisteria Pond Effects on Mango**

The Wisteria Pond has excess water. County engineers suggested in March that Wisteria water could be draining into the Mango Pond that is at a lower level. The County repair project that addressed the French under drains on 91st Street prior to repaving could be a solution to the issue. Continued observation is necessary to determine if the issue has been resolved. Currently 91st Street is dry for the first time in years. A discussion with the Wisteria HOA is considered to be beneficial for both HOAs.

- **Vegetation Control on North Bank**

Mowing to control vegetation on path to weir on north shore. Need to schedule regular maintenance two to three times a year.

- **South Bank Erosion**

-The south bank has eroded around 3 feet. There is an easement on the bank of the pond. A legal question is who is responsible for repairing bank erosion, the HOA or the homeowner.

COMMITTEES

Appointment of Pond Remediation Committee: MOTION made by Sean, seconded by Lorraine, to appoint a Pond Remediation Committee. MOTION passed unanimously. It was proposed that Sean chair the committee and that members include: Doug Peck, Jamie Linnane, Rick Rehkugler, and Ken Kelley. Fred Teeter offered to be an alternate. They will meet as needed and use conference calls. Meeting dates will be posted and minutes recorded and posted. The committee will make recommendations to the Board of Directors regarding actions needed to bring the pond into compliance with SWFMD criteria.

UNFINISHED BUSINESS

An estimate to mulch the common areas was received. It was over budget so a review is necessary prior to committing funds.

NEW BUSINESS

NEXT MEETING

Monday, September 16, 2019

ADJOURNMENT

With no further business to discuss, Carl adjourned the meeting at 4:15 pm. At the conclusion of the meeting, Sean, Jamie and Ken did a visual inspection of the pond drainage pipe outlet and the weir.