



Mango Park Homeowners Association, Inc.
Board of Directors' Meeting
October 25, 2019 at 2 PM
Approved

CALL TO ORDER: The meeting was called to order at 2 pm by Carl Bretko.

QUORUM: A quorum was established. Members present were Carl Bretko; Chairman; Sean Tracy, Vice Chairman / Treasurer and Lorraine Grace; Secretary. Jamie Linnane, owner, was present.

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 as a "property inspection meeting."

MEETING TOPIC: *HOA Assets*

Background

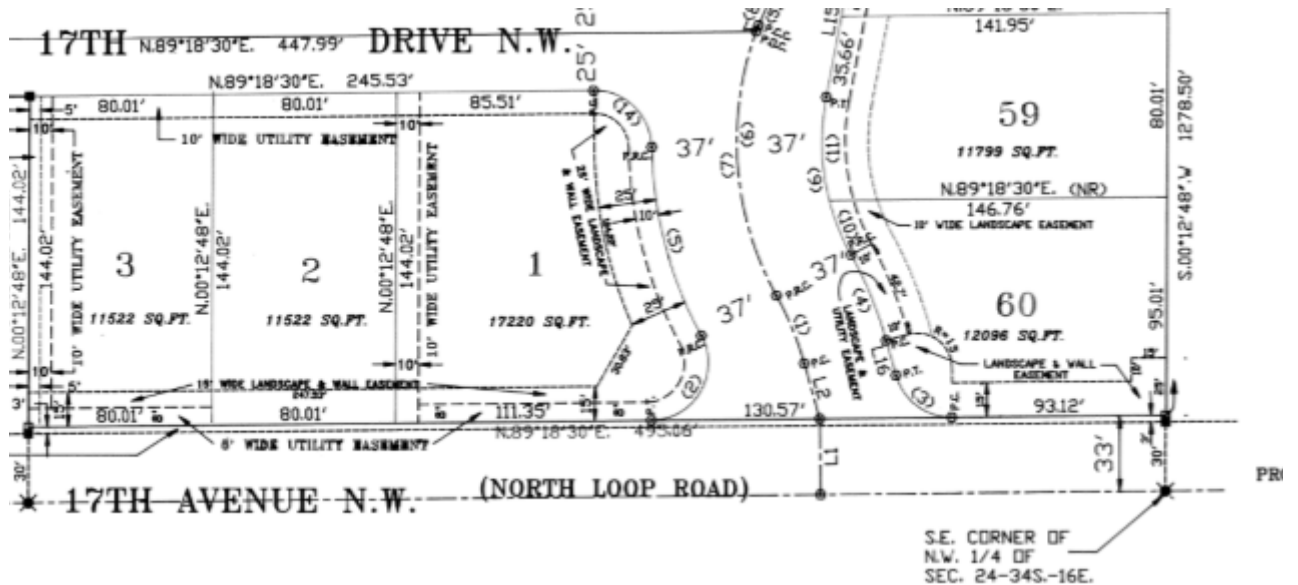
The purpose of the meeting was to examine and evaluate the condition of the Mango entry wall and adjacent vegetation, brick pavers, sidewalks and curbs, signage and electrical operating panel, lamp posts, well pump, landscaping and the easement at the end of 91st Street.

Activity

The group did a walking tour of the front entry area and the end of 91st (21st Ave NW).

Observations

- The wall: To keep the wall in excellent shape and costs low, it should be inspected every year. Homeowners need to regularly maintain north side access.
 - The core wall sounds solid (appears to be concrete block with stucco facing) and the architectural detail shapes sound hollow (apparently wood frame with wire mesh and stucco).
 - The north side of the wall needs to be cleaned (power washed), spackled/caulked and possibly painted.
 - The south side of the wall (front side) appears to be in good shape.
 - All of the joints between sections of the wall have minor cracks, more evident on the north side. There is a diagonal hairline crack on the north side of the wall at Lot #2. On the south side there is also about 18 inches of horizontal cracking in the architectural detail. Repairing these cracks will help prevent water intrusion. For a longer lasting fix the section cracks could be possibly be opened up and filled with a high performance caulk, primed with an elastomeric paint and then color matched.
 - Home Owner Maintenance Concerns within the Mango Park HOA wall easement:



- Lot #60: There is a cluster palm making contact with the north side of the wall and hedges planted against the wall preventing proper wall maintenance. The palm needs to be trimmed away from the hedge. The hedges need to be removed prior to power washing.
 - Lot #1: No access concerns.
 - Lot #2: Shrubs have been trimmed away from the wall but cut limb stubs project too much to allow workers to safely work between the shrubs and the wall. These projections need to be removed prior to power washing or repairs.
 - Lot #3: Shrubs have been trimmed away from the wall but more room is needed for maintenance.
- Electrical cover box on back side of wall behind the lit Mango Park sign: The bottom molly bolts have disconnected. There is no access door in the design so to get inside the box the bottom molly bolts have to be disconnected allowing the bottom to be pulled out (flexing the top of the box). The bottom attachment molly bolt needs to be repaired using a type meant to be disconnected. One electric outlet box is dead and the Mango Park sign now receives power from another box. The breaker box seems intact.
 - 17th Street: Sidewalk is uneven. (County issue) Cable wires are hanging from a pole. (FPL issue)
 - Well pump: It is on the outside of the wall. An electric connection was repaired recently (September). West Bay then rebuilt two of the 2 inch diameter zone valves to resolve slow zone transitions and valve banging.
 - Brick Pavers: Uneven and sunken spots were noted and pictures taken.
 - Mango Park speed limit is 30. BOD could post sign for 25 mph.
 - 21st Ave NW: The bushes and trees growing on the north side of the sidewalk are projecting into the sidewalk path.

Outcomes

- Get estimates to repair/patch and paint entire north side of the wall.
- Notify owners of Lots #60, #2 and #3 of vegetation issues around the wall for remedial action.
- Get estimates to repair electrical box on the back of the wall.
- Get estimates to repair brick pavers (HOA funds + possible County neighborhood grant in 2020)
- Include lamp post replacement on asset list but not as an immediate priority.

- Consider improving the appearance of the entry sidewalks and curbs (color, dirt, etc.); etc. via power washing or mold control treatment.
- 21st Ave NW Sidewalk area: Work a plan with the landscape company to trim the vegetation further back from the sidewalk.

MINUTES: Information on meeting minutes was copied from the MP website and was distributed and discussed. It was noted that the information was not up to date for approved minutes and that there were some omissions.

OWNER COMMENTS: n/a

UNFINISHED BUSINESS:

- Planning for Oct 28 BOD meeting: Budget will be discussed and owner comments sought. The budget will be adopted on or before the Annual Membership Meeting in January 2020 due to outstanding pond financial considerations.
- A Contract Performance Review Worksheet Draft was distributed and discussed for use in reviewing contracts.
- Specific budget questions were raised about cost and dues increases. These will be discussed at the Oct 28 meeting.
- The pond remediation has not been resolved. Mr. Bethune, P.E. is working on a proposal for the Board. He has been in touch with SWFWMD to determine if the pond can be certified as wet detention. Jamie will identify another contractor for a third opinion and bid.

NEW BUSINESS

- Nominations for one position on the Board will be taken. Jamie Linnane expressed interest in joining the Board.
- A notice will go out to request other nominations.
- Lack of interest was discussed and sited as an ongoing issue with HOA Boards.

NEXT MEETING: Monday October 28, 2019 at 6:00 pm at the Palma Sola Presbyterian Church to discuss the 2020 budget.

ADJOURNMENT: With no further business to discuss, Carl adjourned the meeting at 4 pm.

Respectfully submitted,

Lorraine Grace, Secretary
Mango Park HOA