



**MANGO PARK HOMEOWNERS ASSOCIATION, INC.**

**DATE: Monday June 1, 2020**

**TIME: 2PM Conference Call**

**Approved Minutes**

**Topic: The Pond**

1. **Call the meeting to order:** The meeting was called to order at 2:02pm by Lorraine Grace.
2. **Attendees:** Owners: Mac Carraway, Andres Totomei, Bill Woodruff, Janice Teeter, Scott Williams  
Sunstate: Nicole Banks
3. **Determination of a quorum:** A quorum was established with both Lorraine Grace and Jamie Linnane.
4. **Proof of Notice:** Notice was provided in accordance with the association documents and FL ST 720.
5. **Approval of the previous minutes:** TABLED.
6. **Unfinished Business**
  - a. Pond Certification by SWFWMD: Gary Bethune, PE prepared information to be submitted to SWFWMD. Mac Carraway explained the community's pond purpose. Gary reviewed the possibility of repairing the current system. A permit modification is being requested at this time. This would use the shallow edge as a littoral shelf to be part of the filtration system. The entire body of the pond also serves as a filtration system. Converting to a wet system would involve adding a metal plate to a notch in the weir so that water escapes the pond based on a surveyed elevation. The surveyed elevation is determined by Gary and approved by SWFWMD. This change would not change the appearance of the pond or increase flood risks. The preliminary work by Gary has been \$4,000. Phase 2 will be \$5,000 engineering fee and includes \$182 modified permit fee. Gary will get at least 2 bids for the construction work on the weir which he estimates to be \$2,000. An estimated total of \$11,000 to convert the pond to the wet system will result in pond certification by SWFWMD. Wet system ponds are certified for 5 years.  
-Report on Pond Remediation Recommendations- **MOTION** made by Lorraine, seconded by Jamie to accept the recommendations to convert the pond as described by Mac. MOTION passed unanimously.  
-Report on Pond Construction Plan and Budget- **MOTION** made by Lorraine, seconded by Jamie to approve the pond construction plan and budget in the amount not to exceed \$8,000. MOTION passed unanimously.
7. **New Business**
  - a. Committees: Lorraine is forming a long-term planning committee (Asset Management) to review the reserve items and present recommendations to the Board.
8. **Officers Reports** (Acting President, VP / Treasurer, Secretary)
  - a. Lorraine reviewed the following:
    - i. New landscaping company started April 1 and is adjusting to our needs.
    - ii. ARB process continues to approve projects as necessary. Work needs to be done to increase communication with owners.
    - iii. Assessment dues, late fees and the collection process have not changed. The accounts receivable report continues to be monitored.
    - iv. Infractions continue to be monitored and letters sent.
  - b. Jamie commented on the:
    - assessment collections process and suggested invoices to be sent USPS to owners
    - monthly action lists and asked to receive copies.
9. **Homeowner Comments** (3 minutes each)
  - a. Scott Williams asked for the planting costs. Mac confirmed that there are not firm numbers at this time.
  - b. An owner suggested putting Gary Bethune on retainer for the next few years of the pond project.

- c. Andres Tolomei asked what the project would look like as completed in 5 years.
- d. Janice Teeter asked if an increase in dues is being considered.
- e. Bill Woodruff asked what type of plan is set up for access to the pond work area. He suggested keeping all owners informed of progress.

**10. Next Meeting Date(s)** – TBD (awaiting Pond Committee Bids)

**11. Adjournment:** With no further business to discuss, the meeting was adjourned at 3:20pm.

Prepared by:

Nicole Banks

For the Board of Directors