



**MANGO PARK HOMEOWNERS ASSOCIATION, INC.**

**DATE:** Thursday July 2, 2020  
**TIME:** 4 PM  
**PLACE:** 9111 18th DR NW & Conference Call

**DRAFT MINUTES**

**Asset Management Committee**

1. **Meeting called to order** at 4:10 pm by Lorraine Grace.
2. **Members Present:** Nick Ryan, Doug Peck. **Resource Guests:** Mac Carraway, Sean Tracy
3. **Reports**

Committee Overview Lorraine Grace

- a. Purpose: to recommend to the BOD by Sept/Oct 2020 a multi-year plan including:
  - a prioritized list of asset maintenance and improvement projects; and
  - cost estimates to implement projects and 2021+ dues requirements
- b. MP Finances (balances as of April 30, 2020)
  - *Operating fund:* \$ 9,789; *Reserve fund:* \$23,296
- c. Planning Framework based on 2020 reserve fund amounts
  - base from prior yrs: \$20,000
  - deposited from dues for 2020: \$16,000 (\$4000 per qrt)
  - expenses for 2020: \$ 4,000 (paid-pond); \$8000 approved 3/6/2020 (pond)
  - remaining on hand: \$ 4,000 (uncommitted)
- d. Questions
  - what is appropriate amount to keep as a base in reserve account
  - what is appropriate reserve income to spend per year
  - how should reserve spending be allocated
  - is 5 years a reasonable long term time frame

MP Assets as per spreadsheet Sean Tracy

- entrance
  - wall: front (couple year life expectancy)
  - back (need quotes; clean by owners)
  - mango led sign (\$3000 repair; \$15,000 replace)
  - green brick street pavers (need quotes; \$5000 rework spots)
  - sidewalk (wash)
  - island lights (couple year life expectancy)
  - irrigation system, well, pump (long life expectancy)
  - landscape (continue annuals replacement??)
- 21st street north of sidewalk (periodic landscape work)
- mailboxes (replace @\$240 per each or detail)
- documents & misc: directory, updates (less than \$400 per year)
- owner handbook, etc
- pond (deferred to Mac)

Notes: Wall is most expensive asset (several \$100,000). Needs to be maintained to avoid replacement. Back side is current priority. A Manatee County Community Enhancement Grant can be sought to match MP funds spent to improve entrance.

## Pond (filtration system, north bank, south shore, littoral shelf) *Mac Carraway*

The community pond's purpose was explained. Gary Bethune, PE (MP contractor) prepared a permit modification and submitted it to SWFWMD to address the 2018 violations cited. Bethune reviewed the possibility of repairing the current system. That option is cost prohibitive. The alternative, converting to a wet system, involves adding a metal plate to a notch in the concrete structure (north bank) so that water escapes the pond based on a surveyed elevation. The entire body of the pond and the shallow edge along the shoreline, used as a littoral shelf, would serve as a filtration system. The surveyed elevation is determined by Bethune and approved by SWFWMD. This conversion would not be expected to significantly change the overall appearance of the pond or increase the risk of floods. The water level may decrease several inches as the pond is returned to the original design elevation. Wetland plants such as Pickerel Weed need to be planted and maintained in the shallow area around the pond. Riprap may need to be placed around the concrete structures to avoid further erosion. Wet system ponds are certified for 5 years.

The north bank is heavily wooded including a number of invasive vegetation species. This endangers the bank because tunneling could cause breaches in the berm allowing the pond to overflow onto downstream properties and natural systems. Bethune is aware of wildlife and environmental concerns and will navigate through these issues and make all possible accommodations as he works the permit through SWFWMD.

SWFWMD has asked for additional information prior to approving the permit modification. MP has 90 days to respond. Bethune will prepare and submit our response. Construction is planned for Nov 2020 during the dry season.

Beyond the construction of the weir modification that has already been approved by the Board, Mac indicated priorities include starting the wetland plantings and putting riprap around the weir to address erosion and stability. Clearing and maintaining the north bank and the wetland plantings could cost in the \$30,000 range or more, subject to working out time frames, access, disposal and other fairly complex issues. This could be spread over 5 years. Immediate interest is stability and water quality. There will be ongoing maintenance costs to maintain/sustain the littoral plantings and the north bank once it has been cleared.

#### 4. **Discussion**

Nick asked about bank restoration and the possible need to dredge the pond. He thought the dredged material could be used to fill in low areas or to create the shelf. Mac responded that dredging was not in the proposal and that the existing depth and area of the pond will be used. Nick also asked about the different shore depths.

Sean said the pond level is higher than the design level. Specifically the design level is 4.0 feet and it is currently running over the top of the overflow that is specified at 4.55 feet. Mac agreed saying level will decrease several inches after construction since the permit will require the pond level to be returned to and maintained at the original permitted design elevation.

Doug said that only 2-3 areas of the brick entrance pavers need to be stabilized and reset using existing bricks. Also, a professional asset management plan is not necessary as we can find assistance in long term financial planning among owners.

Nick suggested as an alternative to replacing mailboxes that a detailing contractor be sought to maintain them on a regular basis.

Setting aside a specific amount of the reserve funds for the pond was discussed with roughly 2/3 for the pond and 1/3 for the remaining assets. The pond may need more funds up front and then a decreasing amount over time as work is completed and a maintenance phase is entered.

5. **Next Meeting Date** – End of July 2020.

6. **Meeting Adjourned** at 5:20 pm.