



**MANGO PARK HOMEOWNERS ASSOCIATION, INC.**

**DATE:** Monday October 5, 2020  
**TIME:** 2PM  
**PLACE:** Conference Call

**DRAFT MINUTES**

**Asset Management Committee**

1. **Meeting called to order** at 2:05 pm by Lorraine Grace.
2. **Members Present:** Nick Ryan, Doug Peck. **Resource Guests:** Mac Carraway, Sean Tracy
3. **Discussion**

Three asset items that are the responsibility of the Association were discussed: the wall, mailboxes and entry area. The group discussion focused on the need to freshen up our neighborhood with the reserve funds that are intended for this purpose. Several assets have been repaired or replaced over the years. Examples mentioned were painting half the wall and replacing/repairing mailboxes when requested on a one by one basis. The entry has not been properly repaired and cleaned recently. The group thought it is time to do these projects to prevent future damage to our common property and to improve the overall appearance of our community.

**A. The wall**

Nick said that the entire wall should be repaired, washed and painted. If this is done, it should last and only need small patch up work in the future. The group all agreed. Sean noted that there is a color mismatch on the front and that the wall is two-tone. He suggested that the specifications of the new colors be kept on file for future patch up work. Bushes on the 4 lots backing to the wall will need to be trimmed for the work to be done (especially lot # 60).

Both quotes are from handymen whose companies work for local Condo and HOAs. Regarding the quotes, the A to Z quote for \$6300 didn't include specifics and did not break out the cost of materials, particularly the paint. The Odeh quote for \$4900 was more detailed.

**Recommendation:** Approve a project starting in 2020 that would repair, wash and paint both sides of the wall. Contract with Odeh's Home Improvement Service for \$4900. Use the available 2020 funds in the entry/wall/lights and property r&m line items with the remainder coming from the reserve account.

**B. Mailboxes**

Sean suggested that all mailboxes should be made functional and attractive. The group agreed. The hardware needs to be repaired and the boxes and posts should be painted. Sean did his mailbox and said it was labor intensive. There is a special paint and a top coat that is recommended by the manufacturer boasts a particular coating on the aluminum mailbox, the contractor is not required to use that coating or anything specific as paint. A warranty for whatever coating/paint is used should be specified in the contract.

It was agreed by the group that the project include all boxes (except the new ones) and all posts. Because there are several unknowns, such as the quality of the result and the actual cost, it was suggested that one box be used as a test case before a contract is approved.

Odeh gave us a \$50/box estimate, verbally. With that, all boxes would cost \$3000.

**Recommendation:** The goal is to repair and paint all the boxes/posts under one contract. Before contracting for the entire job, a test box should be completed to determine the quality and the actual expense. If the test box meets our standards and cost constraints, a contract including a warranty for 60 boxes should be approved. The committee recommends Odeh be the contractor for the test case to be completed in 2020.

### **C. Entry Paver, Sidewalk, Curb Cleanup**

Nick suggested that this project also should be undertaken. It has been discussed for the past few years with varying opinions about whether and how it should be done. The pavers are sunken in several places. They should be leveled before any cleaning is attempted. If it is not done the cleaning is a waste of money. If the pavers are power washed, they could be stained. There is possibly a concrete sealer that could be applied to the pavers. The group agreed that it is imperative that they not be destroyed. Odeh's said that there are different levels of power washing. So a lighter spray could clean and not destroy the surface of the pavers.

No quotes were gotten for this project.

**Recommendation:** Do an entire project to repair and clean up the entrance. Get quotes for the work in 2020.

Nick made a **motion** and Doug **seconded** it for the committee to approve and forward these three above recommendations to the Board of Directors for approval. The committee unanimously passed the motion.

4. **Next Meeting Date** – End of October 2020.
5. **Meeting Adjourned** at 2:35 pm.