



## MANGO PARK HOMEOWNERS ASSOCIATION, INC.

**DATE:** Monday, January 25, 2021  
**TIME:** 6:00 PM  
**PLACE:** Zoom

### Annual Membership Meeting Minutes

**Determination of Chairman of the meeting:** The meeting was called to order at 6:08pm. The membership unanimously appointed Nicole Banks to chair the meeting. Jamie is audio recording the meeting.

**Calling of the roll and certifying of proxies:** Present and by proxy is 52 members.

**Proof of notice of meeting and select volunteer to verify ballot counting:** The meeting notice was provided in accordance with FL ST 720 and the association's documents. The paper ballots are available at the Sunstate's office for any owner who would like to verify the count.

**Approval of the Previous Minutes / disposal of any unapproved minutes:** **MOTION** made by Bill Woodruff, seconded by Mac Carraway to waive the reading, and approve as presented. **MOTION** passed unanimously.

**Q & A with County Commissioner, District 3, Mr. Kevin Van Ostenbridge was unable to attend the meeting. Debbie De Leon was present on the call from Manatee County.**

- There is a pending public works work order for repairs
- Nicole will send the questions to Debbie and Debbie will respond and Nicole will distribute the correspondence to the owners.
- Neighborhood Connection Magazine is available.
- Grant program for Neighborhood enhancements. Debbie confirmed it is a rolling grant. 1 project per year, and the year starts in October. There are available funds. The project reviewed is for the pond. Debbie confirmed that invasive species would qualify. Over \$1,000 is matching funds required.
- Any update on the expansion of 9<sup>th</sup> Ave. Debbie will follow up with Public Works.
- Debbie confirmed the Kmart / Albertson's properties were mentioned. Debbie will confirm the most updated information on both locations.

### Reports of Directors, Officers, or Committees

- 2020 Accomplishments: Lorraine reviewed aloud
  - Completed MRTA to preserve the documents
  - Continued progress to correct the pond deficiencies as outlined by SWFWMD.
  - The 2020 year-end financial statements were reviewed. They are also posted at [www.mymangoparkhoa.com](http://www.mymangoparkhoa.com)
  - 2021 Planned Projects: Painting the front wall, Cleaning and Repairing the Brick Pavers, Maintaining the Lighted Mango Sign, and Maintaining the Mailboxes. Funding for these projects will be reviewed. If the Board approves the South Shore Pond Planting project and the Repairing and Painting of the Wall project, they should be paid by Reserves.
  - The Board thanked the Smilde's for the Christmas decorations and for trimming trees around the entrance. They have retired so the social committee is seeking volunteers to take this over.

### **Nominations, Election Results and Announcement of the 2021 Board of Directors**

- Fifty-two (52) owners voted. Doug Peck will join Jamie and Lorraine on the 2021 Board of Directors. The ballots are available for review at Sunstate's office. Please call or email for an appointment.

### **Homeowner Comments**

- Zack Kallis commented that he will be involved every step of the way. Lorraine confirmed the opportunities to serve on committees is available.
- Lorraine commented on ACH payment enrollment options.
- Lorraine commented on the proposal of rental restrictions and suggested that this be reviewed by a committee. Ron Sikkema is in support of these efforts.
- Rental Restriction options were discussed. Grandfathering in current owners was mentioned.
- Jamie Highers commented on rentals and at what point should there be limitations.
- Andres Tolomei commented that it is hard to vote when you do not know the person you are voting for.
- Buddy commented that social meetings will be helpful to meet with each other.
- Lorraine encouraged owners to join the committees.
- Larry commented that price point may not be the factor and referenced AMI.
- Options to deter investors purchasing homes in MP were discussed. A requirement that owners must own for 2 years prior to renting was mentioned.
- A committee to review and propose Rental Restrictions to the Board for consideration was suggested. Ron Sikkema, Barbara Bretko, Andres Tolomei, Bob Emerson, and Mary Ann Clark volunteered to join the committee. Ron will chair this committee.
- Carl asked why the Board is limited to 3 people.
- Carl suggested that the front entrance needs attention. Carl is in favor of increasing Reserves.
- Scott Williams and Zack Williams volunteered to join the Asset Planning Committee.
- The social committee is seeking volunteers.
- Garrett Harte, Andres Martins and Jamie Highers volunteered for the holiday decorating.

### **Unfinished / New Business**

- Carryover Vote: The membership unanimously voted in favor of the 2020-year end surplus carryover.

**Adjournment:** With no further business to discuss, the membership unanimously adjourned the meeting at 7:30pm.

~Immediately following the Annual Membership Meeting will be the Organizational Meeting to appoint Officers to the Board of Directors~

**ORGANIZATIONAL BOARD OF DIRECTORS**

**January 25, 2021**

**MINUTES**

**Call to Order and Establish a Quorum is present:** The meeting was called to order at 7:31pm. A quorum was established with all three board members present: Lorraine Grace, Jamie Linnane and Doug Peck.

**Acknowledge Posting of Notice:** Notice was provided in accordance with FL ST 720 and the association's documents.

**New Business – Establish Officers**

Per the bylaws the following Board positions are held for 2021

Chair – Lorraine Grace

Vice Chair / Treasurer – Jamie Linnane

Secretary – Doug Peck

**Appoint Committees – TABLED.**

**Next Meeting date and Adjournment:** Wednesday, February 3<sup>rd</sup> at 12:30pm via ZOOM. With no further business to discuss, the meeting adjourned at 7:37pm.