



## MANGO PARK HOMEOWNERS' ASSOCIATION, INC.

**DATE:** Tuesday, September 6, 2022  
**TIME:** 9:00am  
**PLACE:** 9119 19th Dr. NW Bradenton 34209  
and Zoom

### MINUTES

1. Call the meeting to order: The meeting was called to order at 9:02am.
2. Determination of a quorum: A quorum was established with the following board members present; Jamie Linnane, Doug Peck and Zack Kallis.
3. Proof of Notice: Proof of notice was posted in accordance with FL ST 720 and the association's governing documents.
4. Approval of Previous Meeting Minutes 05/19/2022: **MOTION** made by Doug, seconded by Zack to approve as presented. MOTION passed unanimously.
5. New Business
  - Mango Park Contracts: TABLED.
  - Compliance Reports: The Board reviewed the compliance report. Jamie suggested a general letter be sent regarding dirty driveways. The Board agreed. 1910 91<sup>st</sup> sod issue will be sent a letter. The Board agreed.
  - New Rental Amendments; Enforcement Procedures: Doug suggested a tracking system. Doug suggested a rental tracking form. Sunstate will maintain the records. Doug suggested that this tracking list be posted on the website. To begin the process, Sunstate will send a copy of the form to all owners. MOTION made by Doug, seconded by Jamie to follow a calendar year for the limit of 6 rentals per calendar year. This will be reflected on the form. MOTION passed unanimously.
6. Old Business
  - Sign Estimates: Painting the lettering (Black part) and new Mango (gel) sign. Zack met with a vendor, waiting for estimates.
  - Light Estimates: Jamie shared LED downward lighting ideas. Jamie suggested getting an estimate. Nicole will coordinate with a vendor for suggestions and estimates.
7. Reports from Officers: Beginning the 2023 budget planning. The pond vendor commented on the pond plantings doing very well.
8. Owner's Comments:
  - Mary Ann asked the enforcement process. Nicole confirmed that the process would be the same process as any other violation.

- Alexandria asked if the forms would require the renters' information. The Board confirmed the tracking sheet will not be posted on the website. Alexandria also commented that the three rentals should have been grandfathered in or given an exemption. The Board referenced the HOA legal opinion on file.
- Nick asked about the form. Nick also asked to verify if the inlets are county or HOA responsibility.
- Ron asked when the rental restriction was recorded. Jamie confirmed it was March 22, 2022. Ron also asked if owners would like to vote on annual rentals only. The current three homes as rentals need to be registered Department of Business and Professional Regulations. There is a home on 91<sup>st</sup> for sale to a potential investor. There is a 2-year waiting period prior to renting.
- Sean commented on the pond and erosion for budget planning.

9. Next Meeting Date: Tuesday, October 18<sup>th</sup> at 9am at 9119 19<sup>th</sup> and via ZOOM

10. Adjournment: With no further business to discuss, the meeting adjourned at 9:42am.

Prepared by: Nicole Banks for the Board of Directors