



MANGO PARK HOMEOWNERS' ASSOCIATION, INC.

November 15, 2022, at 10am at 9119 19th Dr. NW Bradenton 34209

Board of Directors Meeting MINUTES

1. Call the meeting to order: The meeting was called to order at 10:05am.
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: Notice was posted in accordance with FL ST 720 and the association's governing documents.
4. Approval of Previous Meeting Minutes 09/06/2022 MOTION made by Jamie, seconded by Doug to approve with two corrections: under compliance reports "2017 91st", New Rental amendment discussion remove "Doug suggested..." as presented. MOTION passed unanimously.
5. New Business
 - Welcome letter / rental form: The Board reviewed the sales form and will utilize the same template for the rental form. Jamie will give Nicole the suggested revisions for the welcome letter. Sunstate will post the revised welcome letter and sales/rental forms. The Board will also be emailed a copy.
 - Adopt 2023 Budget: The Board reviewed the draft budget. **MOTION** made by Doug, seconded by Zack to approve the budget for 2023 with the quarterly dues at 188. The reserve funding will be reduced from the proposed \$202.59. MOTION passed unanimously.
 - Confirm current contract in place: *The March 1, 2014, management agreement* includes compliance software. Nicole will confirm if this is the current contract, and the Mango Park HOA compliance software charges.
 - Jamie commented that he believes that the 2023 dues should be reduced. Jamie reviewed the Reserve funds. Doug and Zack commented that the dues should remain at \$188.
 - Amendment: Jamie and Zack will sign and have notarized the corrected amendment. Nicole will pick up the executed document tomorrow.
 - Compliance Software Report: sent with monthly financial reports. A Board member will accompany Sunstate on the monthly check.
 - Bill paying procedure: Sunstate will send bi-monthly check runs.
 - Fallen Trees around pond/ path to weir /sign: The Board is getting bids to clear the path to the weir. Jamie suggested posting a no trespassing and warning sign for hanging branches. Jamie will send Nicole and email outlining the size and language for the sign. **MOTION** made by Jamie, seconded by Doug to approve \$500 to clear the path. MOTION passed unanimously.
 - Sign Bids: Jamie presented the quotes. MOTION made by Jamie, seconded by Zack to approve AGG Restoration in the amount of \$1,850. MOTION passed unanimously.
 - Light Bids: Jamie presented the quotes. **MOTION** made by Jamie, seconded by Doug to approve American Pride in the amount of \$3,950. MOTION passed unanimously.

- Wall Cleaning / Clearing / Sprouts: The Board will work on this. The wall will be power washed and sealed in 2023.

6. Old Business

- Wisteria Ditch: Wisteria Park HOA is responsible for the ditch. This is not a Mango Park HOA issue.
- Sinkhole by sidewalk on 17th / loose wires on pole: Sunstate will follow up with Manatee County.

7. Reports from Officers: See above agenda.

8. Owners' Comments:

- i. Carl thanked the Board for flipping the light post tops.
- ii. Carl said the no soliciting sign is missing. Carl recommends that it be replaced.
- iii. Barbara suggested that the welcome package include a rental form. Barbara also suggested that the next mailer include the rental form.
- iv. Barbara reported that a home on 91st leave trash cans out.
- v. Alex asked when minutes are posted. Nicole confirmed that minutes are posted after they are approved. Nicole suggested that the Board writes a summary to communicate with owners.
- vi. Alex will send Nicole an email confirming the owners are on our email list.

9. Next Meeting Date: Annual Membership Meeting: Monday, January 23rd at 6pm (5:30pm sign in) at Palma Sola Presbyterian Church.

10. Adjournment: With no further business to discuss, the meeting adjourned at 11:10am.

Prepared by:

Nicole Banks for the Board of Directors