



MANGO PARK HOMEOWNERS' ASSOCIATION, INC.

DATE: Monday, January 22, 2024
TIME: 6:00 PM
PLACE: Palma Sola Presbyterian Church or Zoom
6510 3rd Ave W, Bradenton, FL 34209

MINUTES

1. Determination of Chairman of the meeting: The membership present unanimously appointed Nicole Banks to chair the meeting.
2. Calling of the roll and certifying of proxies: A quorum was established with the 31 members present and by proxy. Quorum = 31 Majority by proxy or present
3. Proof of notice of meeting:
4. Approval of the Previous Minutes (Annual 2023) / disposal of any unapproved minutes: MOTION made by Fernando, seconded by Zack to approved as presented. MOTION passed unanimously.
5. Report of Mr. Kevin Van Ostenbridge: A handout was distributed.
 - Target is scheduled to open in May 2024.
 - Five Below is already open.
 - There is a space for a restaurant. More information to follow.
 - Updates to medians, parks etc.
 - Public Safety, 40 additional deputies on the road.
 - EMS, 3 new ambulances on this week's agenda. Purchased 3 new ambulances in 2023.
 - Expanding Veterans services.
6. Reports of directors, officers or committees
 - 2023 Accomplishments
 - Cost savings: condensed archive boxes.
 - Rental procedure in effect and going well.
 - Approved 2024 budget.
 - Compliance Committee
 - Zack accompanies Sunstate monthly.
 - Financial Report
 - 2023-year end financials are available online.
7. Discussion / Explanation: payment booklets and autopay enrollment
8. Discussion / Explanation: overdue payments
9. Unfinished / New Business
 - Carry over vote: The membership present and by proxy voted unanimously in favor.
10. Homeowner Comments
 - Lights at the entrance sign are not working properly.
 - Painting mailboxes is the association's responsibility.
 - ARB is in effect. Members are Doug, Fernando, and Paulette.
11. Nominations, Election Results and Announcement of the 2024 Board of Directors
Jamie Linnane and Nick Ryan submitted candidate intents. No floor nominations were made. Jamie and Nick will join Fernando, Zack, and Alexandra on the Board of Directors for 2024.
12. Adjournment: With no further business to discuss, the meeting adjourned at 7:24pm.



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

ORGANIZATIONAL BOARD OF DIRECTORS MINUTES

1. Call to Order and Establish a Board Quorum: The meeting was called to order at 7:27pm. A quorum was established with the following board members present, Jamie Linnane, Nick Ryan, Alexandra Liebe, Zack Kallis, and Fernando Edelstein.
2. Proof of Notice: Proof of notice was provided in accordance with FL ST 720 and the association's governing documents.
3. New Business – Establish Officers and Appoint Committees:
The Board unanimously approved the following officer positions.
President: Zack Kallis
Vice President: Fernando Edelstein
Treasurer: Alexandra Liebe
Secretary: Nick Ryan
Director at Large: Jamie Linnane
***Board terms will be confirmed.**
*Committees will remain the same.
4. Next Meeting date and Adjournment: TBD.
With no further business to discuss, the meeting adjourned at 7:40pm.