



**MANGO PARK HOMEOWNERS' ASSOCIATION, INC.  
MEETING MINUTES OF BOARD OF DIRECTORS BUDGET MEETING**

**DATE:** Thursday, June 6, 2024  
**TIME:** 9:00am  
**PLACE:** 5602 Marquesas Circle Suite #103 Sarasota, FL 34233 or Zoom

Call to Order: The meeting was called to order at 9am.

Proof of Meeting Notice: Proof of notice was posted in accordance with FL ST 720 and the association's governing documents.

Establish a Quorum: A quorum was established with all five board members present; Zack Kallis, Fernando Edelstein, Jamie Linnane, Alexandra Liebe, and Nick Ryan.

Review and Approve Previous Minutes from October 17, 2023, and the Organizational Board meeting minutes from January 22, 2024: **MOTION** made by Zack, seconded by Fernando to approve as presented. MOTION passed unanimously.

President's Report:

- County has marked low spots around street drain along 17<sup>th</sup>. Pending repair by county.
- Post Office was sent letter with receipts requesting reimbursement due to mailbox damage. Jamie Linnane has been reimbursed for mailbox parts he purchased.

Treasurer's Reports

- The Board received the April 30, 2024
  - Cadence Bank booklet \$25
- Alexandra reviewed the AR aloud.
  - Over 90 days past due are with the attorney.
  - The Board will receive a current AR by 6/15.
- Alexandra will send questions to Sunstate and then prepare a Treasurer's Report.
- Sunstate sends AP check payments to the Board for review prior to payment.
- Jamie stated there is a lien on a home in Mango Park.

Unfinished Business / New Business

- Sunstate Software Update / Website: Underway.
- Compliance Review: Next drive through is 6/11 at 11am.
  - Report was reviewed by the Board (all statuses, yielded 13 letters).
    - Boat violation has been resolved (as of 5/24).

- Status Update on pending items
- LED Lights for Sign: The sign lighting and restoration were discussed.
  - Jamie would like to confirm LED lights and wiring is replaced. MOTION made by Zack, seconded by Fernando to approve AGG Restoration to complete the lighting, ensuring all new matching lights and new wiring. MOTION passed unanimously.
- Monument Sign: American Pride Electric to install GFI outlet.

General Discussion/Owners Comments: (Limited to 3 minutes each on agenda items only)

- A playset in the rear yard, visible from the street (standing higher from fence) was discussed. Legal opinion will be obtained.
- An owner commented on violations at 2017 91<sup>st</sup> St. NW.
- Sign was discussed. Goal is to have all LED lights working and matching.

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

Respectfully submitted on behalf of your Board of Directors