

## **Manderley Homeowners Association**

### **Board of Directors Meeting**

June 2, 2004

Jeff Deen called meeting to order at 6:39 p.m.

Members present: Jeff Deen, Bobbie Demme San Filippo, Joyce Malone, Rod Pixley, and Costa Kourtis.

Members Absent: Lynn Vaughn, Al Karem.

A quorum was verified.

Minutes of April 7, 2004 meeting were reviewed, Rod moved to accept the minutes as submitted. Bobbie 2<sup>nd</sup>. All in favor. Motion carried.

#### **Financial Report:**

Costa informed all present the after reviewing the PL Budget comparison through April the association is on Budget. We still have several residents that have not paid and there is a balance of \$3288.47 still out standing.

Costa asked Amanda to provide a Bank ledger from Jan 1, 2004 through June so that he could revise the spreadsheet to show cash flow.

Costa asked the Board if they would like to see the financials posted on the website monthly.

Costa moved to accept the financials as presented. Rod 2<sup>nd</sup>. All in favor. Motion carried.

#### **Architectural Review:**

Melissa Rosenberg of 575 Randon Terrace submitted to the ARC 4 colors that are not on the approved list of colors. 1) Creel Green 2) Roman Bronze 3) Dull green gold 4) Brushed green and door color choices were 1) Willow gold 2) Autumn Bud. Bobbie stated that the first 2 colors presented were to dark and suggested that the these colors be considered for a door color if Ms. Rosenberg choose to do so. Tulip Poplar, an approved color, was suggested as the closet match.

Bobbie moves to accept Tulip Poplar as house color and Creel Green as door color. Joyce 2<sup>nd</sup>. All in favor. Motion carried.

Thad Rush presented paint samples to the ARC that were not on the approved list. Bobbie suggested Grage or Vahalla as the closest match to what was submitted. Mr. Rush will present the suggestion to his wife and get back to the Board.

Monica \_\_\_\_\_ of 656 Regina Lane submitted a paint sample for approval. Color was similar to Mocha Cream (995), which is an approved color but Ms. \_\_\_\_\_ needed to review more closely and will resubmit to ARC.

Costa commended the ARC for the fantastic work they have done cleaning up the community.

## **Questions and Comments from Guests:**

Anthony Mastrocolla questioned why he had received a 2<sup>nd</sup> notice regarding pots and roof cleaning.

Joyce explained that the board are volunteers and that each homeowner was treated equally to try and rectify all the violations. Joyce also stated that 167 letters had been mailed out for various reasons and any changes to the exterior of a home needs to be approved by the Board.

Mr. Matrocolla also asked why plants were taken from one common and placed in another. Joyce explained that the plants were to big for the area that they were in and the landscaper came to the Board and explained that they needed to be moved now before they got any bigger. It was also noted that 40-50% of the trees moved have already begun to die. Joyce explained that the trees are going into shock at this time and the neighborhood kids are pulling the irrigation lines out so the trees are not getting the water they need but Dave from Markham Woods said that he would replace the dead trees at no expense to the association.

Daryl Jarvis updated all present on the Trail project. Friday June 16 is the dedication of the Trail. There will be 26 vendors along the trail that day. Daryl also stated that Progress Energy had a subcontractor trim trees without authority and killed several. The subcontractor will come back in and replace those trees at their expense. It was also noted that the sandy areas in front of Manderley will be filled in with Bahia.

## **Old Business:**

Jeff present the Board with and idea for one of the 2 projects that he had mentioned at the previous meeting.

Jeff suggest that the Board allow homeowners to suggest ideas of ways to improve the community and possible give the homeowner whose idea is chosen a year free from paying their dues. Amanda explained that according to the documents of the association, no person is exempt from paying their dues to the association.

Bobbie liked the concept but felt that a reward should be in the form of a gift certificate.

Rod stated that he had gotten the approval for the Association to put carp into the retention ponds and lake. The association has not completed the paperwork to accurately get the carp.

Rod also reported that he had used a test paint on his mailbox, which could possibly be used on the poles.

Jeff suggested that one of the community projects be the hiring of someone to build new signs for the community or if no one can be found to go ahead and order all new signs so that they are consistent throughout the community.

It was reported that on Randon Terr near the Timacuan wall the sod is full of weeds and needs to be replaced. Jeff asked if plants could be planted instead of grass.

**TAPE RAN OUT**

## **New Business**

Joyce informed the Board that Valerie Fosberg has offered to re-type the documents so that we have a clean copy and the association can post it on the website.

The process of sending out violation letters was brought up. Joyce stated that the ARB captions are to send out the Thank You letters to those homes that have complied with their violation letter.

Bobbie stated that it's the homeowner's responsibility to contact Amanda at Specialty Management if they have any questions regarding a letter that they had received.

Tom had suggested to the Board that when a homeowner has an issue with a letter they received they should be invited to the meeting to discuss their concern with the entire board.

Bobbie asked Amanda to review all Architectural Review Application before they are sent to the committee to verify all information is included such as paint swatches, also Amanda was asked to stamp all applications she receives with a date to know when it was received in the office and if any application does not have complete paperwork Amanda is to call the homeowner and request.

Rod mentioned that on the website there are several individual email accounts and asked if they are being checked on a regular basis. The Board agreed that these accounts do not need to exist or if they do they should be directed immediately to Specialty Management for review and if it needs to be forwarded to a Board member for an answer Amanda will do so promptly.

Costa moved to accept invoices submitted by Joyce for notebooks and garage sale notices and permits. Bobbie 2<sup>nd</sup>. All in favor. Motion passes.

Jeff informed everyone that he is still looking for projection and sound to show a movie in the open common area.

Joyce moved to adjourn meeting at 9:00 p.m. Costa 2<sup>nd</sup>. Motion carries.