

MANDERLEY HOMEOWNERS ASSOCIATION, INC.
Minutes of July 7, 2004
Board of Directors Meeting

FINAL DRAFT

Rod Pixley called the meeting to order at 6.53 p.m.

Members Present: Rod Pixley, Joyce Malone, Costa Kourtis, Bobbie Demme San felippo.

Members Absent: Jeff Deen, Al Karim, and Lynn Vaughn.

A quorum was verified.

Minutes of June 2nd Board of Directors meeting were reviewed. **Bobbie moved to accept minutes as amended. Costa 2nd. All in favor. Motion carried.**

New Business: Bill McDonough of 173 Randon Terrace had stated to the Board that he had recently painted his house the original color but did not submit a request to the Architectural Review Committee for approval. Mr. McDonough also explained that he had spoken with a prior board member that had told him it was ok to use paint from another source as long as the original color was matched. Bobbie explained that if the original color was painted it was ok but to make sure Mr. McDonough fills out and Architectural review form and submits it to Tom R. so that all paperwork is on file.

Julie Roudebush questioned what the plan was for the area where the trees were moved; there is no privacy between Woodbridge Lakes and Manderley now that the trees have been removed. Julie stated that the homeowners were under the impression that when the trees were removed that it was to be only every other one not all of them. She also mentioned that the homeowners were not informed about the removal of the trees. Joyce explained that the landscaper had informed the Board that the trees that had been removed were to large in height to survive in that location and he advised the board that they need to be moved in order to live. Dave Mason of Markham Woods Landscaping said that his company would come in and replace the trees that did not survive the transplant. Bobbie explained that she did not recall a discussion at any board meeting in regards to the moving of every other tree but did note that the landscaper had said that the trees were an inappropriate size for that area and needed to be moved and that they would be under warranty. Costa also noted that he did not recall a mention of every other tree and that the trees that were removed would be replaced with vibernum. Rod recalled meeting and the original vote was to remove trees and replace with vibernum and after speaking with Dave Mason they agreed to move every other trees because if they were not moved they would not be able to grow properly and would be narrow. Dave Mason and Joyce walked the area and examined all trees and noted that the trees had been planted to close to the fence and the backs of the trees were dying. The Board then voted to remove all trees. As for the notification to homeowners, it was the intention of the board to inform the homeowners of the removal of the trees through a newsletter, the newsletter was delayed and when Dave had the equipment to do the removal a newsletter had not be distributed and the homeowners did not receive the notification on time. Daryl Jarvis added that the homeowners were informed of the cost and plan regarding the moving of the trees at the last annual meeting of the homeowners.

Financial Report: Costa distributed to all present a spreadsheet showing the associations cash flow. Rod asked Costa if he wanted this spreadsheet posted on the Manderley website. Costa asked Amanda if this information is appropriate to post on the website. **Costa moved to post cash flow spreadsheet on website in a pdf. Format. Bobbie 2nd. All in favor. Motion carried.** Amanda explained that as long as it did not display individual homeowners account information that it could be posted. **Costa moved to accept financials at submitted. Bobbie 2nd. All in favor. Motion carried.**

Architectural Review: Joyce noted that the ARB captains had a meeting and all but one zone is covered at this time. The ARB is looking for one person to take over the uncovered zone. Amanda to continue with 2nd notices to those homeowners that have not yet responded.

Prior to the meeting Tom Rusciitti had presented to the Board AR forms that had been submitted and approved.

Don Smith of 257 Randon Terrace. Submitted AR application. Work started but approval not complete, also house being painted, waiting for paint sample and will approve.

563 Randon terrace submitted an ARA for paint color that was not on the approved list. ARC did not approve.

586 Manderley Run to install pool.

Iris Alvarez resubmitted an ARA for painting of her house. Tom explained that the color is not an approved color and she would have to resubmit with an approved color or a color close to an approved color.

Grounds & Maintenance: Rod asked the landscapers to come out and cut around the ponds. Rod noted that the ponds need to be mowed every two weeks.

The sod in the common areas is dying and needs to be replaced; the sod was to be delivered but has not been do so as of the meeting. On Randon Terrace across from the wall, between the sidewalk and roadway the strip of grass is full of weeds, it was questioned whether this area is irrigated and whether it was worth replacing with St. Augustine.

Bobbie showed the board an article on Xeriscaping and asked Rod to check with Dave Mason about a more natural ground cover that is not sod that would live with out irrigation and would require less maintenance.

Old Business: The board at the front entrance is still not complete. It was questioned how the residents would be notified of the meeting date, time and location. Julie stated that Lynn has a sign in her garage that sticks in the ground and can be written on. This sign will be used until the actual board is repaired and reinstalled.

It was noted that the front entrance has quite a bit of weeds and the city does not want pesticides sprayed or bush hogging in this area due to the well located on the property. Joyce will contact the City of Lake Mary on the ability to spray for weeds.

A question was asked as to what the schedules is for mowing of the common areas. Costa

read from the Markham Woods Landscaping contract regarding the common area mowing. Daryl Jarvis stated that in the past a chart was made to show the mowing schedule.

Pending Joyce talking to the City in regards to the spraying of pesticides, Rod will speak with Dave Mason about bush hogging the entrance area.

Rod noted that he has the lights from the front entrance and needs to check that it's not the fixture instead of the bulb.

Bobbie reminded all present that it has not been an easy task to find a cheap alternative for the street signs. At this point the cheapest price they have found is \$66 per sign and \$12 for the backing. Joyce suggested putting a committee together to do more extensive research to find a cheaper alternative. Bobbie asked if the board could check with DR Horton to see if it would be possible to order the signs through them when they install the signs in the new community they plan to develop. Amanda suggested Peachtree Business Solutions; they have street signs for approximately \$44 each. Amanda to get information to Rod.

Newsletter: The information is not getting to Gayanne. Board recalled Jeff stopping Gayanne from doing the newsletter since he wanted to post a letter on the cover. **Costa moved to go forward with Gayanne putting together a newsletter. Bobbie 2nd. All in favor. Motion carried.**

Trail update: Daryl informed those present that the project is 80% complete, still some rest stations and landscaping to be added. The personal bricks are in except for a handful. A question was asked whether Manderley or the City was responsible for cutting the sod between the sidewalk and the trail, Daryl stated that the City would be responsible.

Bobbie moved to adjourn at 8:09 p.m.

Next meeting to be held at 431 Randon Terrace.

Minutes submitted by Amanda M. Vander Vliet