

Manderley Homeowners Association, Inc

Minutes of Board Meeting

March 2, 2005

A meeting of the Board of Directors was held on March 2, 2005 at 443 Randon Terrace at 6:30 p.m.

The meeting was called to order at 6:36 p.m. by Rod Pixley,

Members present: Costa Kourtis, Joyce Malone, Tony Purstell, and Rod Pixley.

Members absent: Jeff Deen.

A quorum of members was verified.

Minutes of the January 12, 2005 meeting were reviewed. Joyce moved to accept the minutes as submitted. Costa 2nd. All in favor. Motion carried.

Minutes of the February 2, 2005 meeting were reviewed. Costa moved to accept the minutes as submitted. Tony 2nd. All in favor. Motion carried.

Treasures Report:

Costa handed out monthly cash flow reports to all board members.

Costa questioned the reserve account, why was deposit \$1,600 and how come it takes so long for the check to reach the bank for deposit. Amanda to research and report back. Amanda to also find out if it is possible to have the money electronically transferred to reserve account.

Amanda to check why collection accounts are not collecting interest.

Rod moved to accept the financials as presented with answers to questions to be answered to next board meeting. Joyce 2nd. All in favor. Motion carried.

Grounds:

Rod explained that the debris clean up is pretty much complete.

Rod also noted that the lakes are in need of cleaning.

There was a report of a dead tree located between the common area and a homeowners lot. Will look to see if it is on homeowners lot or on common area.

Rod reported that the sod beside the retention ponds and on the side hill has died and needs to be replaced. Also the ponds that are dry have been mowed.

It was brought to the attention of the board that the drainage pipe located in the (bowl) needs to be covered. It could be a safety issue for the kids that play in that area.

It was also noted that a homeowner in the neighboring Woodbridge Lakes community continues to chop down the hedges located between the two communities. Amanda to get with the property Manager Andrea Brackin and find out the name and address of the homeowner and notify them that they need to replace the hedge.

Joyce informed the board that she had purchased plastic bins and packed all the Holiday decorations. She spoke with Dave from Markham Woods Landscaping, and he has pick up the container and has agreed to store all 15 containers until we need them next year for decorating. Markham Woods Landscaping is storing these containers for Manderley HOA at no charge to the association.

Architectural Review:

Joyce walked the entire community and put together a list of homes that need letters mailed. Joyce gave the list to Amanda.

Joyce to contact City of Lake Mary to find out timetable on resurfacing of the roadways.

Old Business:

Amanda presented the board with a proposal from Premier roof cleaning for pressure washing of the front entrance wall. Rod stated that Tony Purstell had a pressure washer and would be taking care of this item.

New business:

Garage Sale date set for April 24th to coincide with the Timacuan Garage Sale.

Newsletter was discussed. Joyce present several items that she would like to see go into the newsletter and would email the list to Rod.

Kat Pixley suggested that a formal Welcoming packet be put together to be given out to new homeowners.

Rod moved to adjourn meeting at 8:59 p.m. Tony 2nd.

Minutes submitted by Amanda M. Vander Vliet of Specialty Management