

Manderley Homeowners Association, Inc

Minutes of July 6, 2005 Board of Directors meeting

A meeting of the Board of Directors was held on July 6, 2005 at Panera Bread.

The meeting was called to order by Jeff Deen at 6:37 p.m.

A quorum of the Board was verified with 3 of 5 members present. Tony Purstell and Costa Kourtis were absent.

The minutes of the June 1, 2005 meeting were reviewed. Rod moved to accept minutes as submitted. Discussion: Changes to minutes that need to be made: the cost of the pressure washing maintenance should have read bi-annual not yearly. The tint submitted for that approval on 299 Randon Terr should have included that it would not be silver mirrored. For the application for 551 Randon Terr. It was added "Discussion focused on the method of application and whether it was valid or even an application since the color had already been applied." Joyce 2nd. All in favor. Motion carried.

City of Lake Mary representative Mr. D.S. Nagda, reviewed with those present that areas that had flooded during the heavy rains the weekend prior to the meeting. Mr. Nagda explained that after receiving calls in regards to the flooded street the City was out promptly to put up signs and assess the situation. It was noted that a work order had been put in to have the pipe under the roadway cleaned out. Mr. Nagda's supervisor was to come out and view the area. Joyce explained that a similar situation had occurred by in 1996, she explained that she had documentation that the City of Lake Mary, and Lennar Homes was aware of a problem with the drainage of the water in the community and neither party had done anything to rectify the problem. Tom Cockman presented pictures of the intake that is currently overgrown with debris and plants. He also explained that 2-3 years ago the same problem occurred and the at that time the City of Lake Mary came out and removed the manhole cover and used a vacuum truck to suck the lines out and once that was done the water began to flow consistently. The question of whether the city would allow the use of their pump to Manderley to pump water from the overly full Lake Coven to Lake Charles. Jeff said he would call the city manager and request use of the pump. **Rod moved to spend up to \$5000 on rental of a to pump water from Lake Coven to Lake Charles if a pump can be located and the city does not allow Manderley HOA the use of theirs. Joyce 2nd. All in favor. Motion carried.**

Architectural Review – 551 Randon Terr. Becki Sykes was in attendance to represent the owner of 551 Randon Terr. It was again discussed that the color was not on the approved color chart. Amanda of Specialty Management and Joyce explained the conversations that were had with the owner and the painter of the home. **Rod moved to accept the paint color on 551 Randon Terr. Joyce 2nd. 1 in favor 2 opposed (Jeff and Joyce). Motion denied.**

Kathleen Keller presented to the Board the Architectural Review Committees proposed Color Range chart. **Rod moved to accept the color palette presented by the ARC. Joyce 2nd. All in favor. Motion carried.**

Kathleen Keller and Kat McLean advised the board that since the new color palette had been approved they would take the color presented by 551 Randon Terr and see if it fall within the new color range.

Rod informed those present the Costa had moved and had given verbal resignation. **Rod moved to accept Costa's resignation from the Board of Directors. Joyce 2nd. All in favor. Motion carried.**

Rod moved to accept Glen VandeWater to fill in Costa's un-expired term on the Board of Directors. Joyce 2nd. All in favor. Motion carried.

New Business:

Kat McLean notified the Board of the members of the ARB are Milton Jones, Valerie Fosburgh, Kathleen Keller and Kat McLean. The ARB captains suggested that as a walk thru is done they would present their list to the Board for direction on action that needs to be taken.

The ARC also advised the Board that any application submitted that is outside the Manderley Homeowner Association Guidelines and/or requires a permit will be presented to the Board of Directors at their meeting for approval or denial.

342 Randon Terr. Submitted an application for approval install an 11' X10' concrete slab to enlarge existing front porch. **Rod moved to accept the application as submitted. Joyce 2nd. Discussion: foliage needs to be added to screen the area. Motion amended to read.** Motion to approve with recommendation of the ARC with regards to the addition of foliage to screen the area. **All in favor. Motion carried.**

Rod moved that all policies and procedures to be put in place for one year and to be reviewed in August 2006. Glen 2nd. All in favor. Motion carried.

Motion to adjourn meeting at 8:46 p.m.

Minutes submitted by Amanda M. Vander Vliet of Specialty Management.