

Manderley Homeowners Association Inc.

Board of Directors Meeting

December 7, 2005

A meeting of the Board of Directors was held on December 7, 2005 at 911 Wallace Court in Lake Mary at 6:30 p.m.

The meeting was called to order at 6:29 p.m. by Rod Pixley.

A quorum of the Board was verified with 8 or 9 Board members present

Board members present: Rod Pixley, Lance Beck, Ira Blake, Doug Chapman, Todd Cannatelli, Joyce Malone, Rick Gardner and Tony Purstell. Glen Vandewater arrived approximately 6:45 p.m.

Minutes of the Oct 5<sup>th</sup> meeting were reviewed. Lance moved to accept minutes as submitted. Tony 2<sup>nd</sup>. *Discussion: board members names to be added to the minutes as who was present. The ARB motion was amended with addition of "be used to monitor our procedure" to be added at the end of the motion, and the last paragraph of the minutes, the word "community" should be changed to "committee".* A vote of the members was taken, all in favor. Motion carried.

Rod opened the floor to nominations for officer positions.

Joyce Malone nominated Rod Pixley for President. Doug 2<sup>nd</sup>. Vote taken. All in favor.

Rod Pixley nominated Glenn Vandewater for Vice President. Todd 2<sup>nd</sup>. Vote taken. All in favor.

Joyce Malone nominated Ira Blake for Treasurer. Doug 2<sup>nd</sup>. Vote taken. All in favor.

Tony nominated Rick Gardner for Secretary. Lance 2<sup>nd</sup>. Vote taken. All in favor.

#### Architectural Review Committee Report

Russ Arebulis – presented his application to construct a glass sun room in the rear of his house. Joyce moved to approve application. Tony 2<sup>nd</sup>. Vote taken. All in favor.

Dena Macdougall, 645 Regina Lane- presented to the board her intentions of constructing a balcony and replacement of doors to French doors on the rear of her home. Board suggested that she speak with her neighbors to see if they would have an issue with the possibility of them being able to see into their yard. Board also suggested homeowner apply for a permit from the city first before submitting and architectural review application to the ARC.

James Keenen, 678 Randon Terr – Homeowner submitted an application to move fence forward of the rear of his home. As stated in the Manderley documents, "fences may be erected in the rear yard only from the rear dwelling line of the home to the rear property line of the homesite."

Joyce moved to approve fence pending review by the ARC after permits are received by the city. Tony 2<sup>nd</sup>. Motion was withdrawn. Board of directors to look at amending the documents to revise the section on fences, which would allow homeowners to erect a fence past the rear of the home. Homeowner will withdraw application and resubmit once amendment is presented.

Kat presented an AR application from John and Jill Gongwer, 520 Manderley Run for installation of a vinyl fence. Tony moved to deny. Glenn 2<sup>nd</sup>. vote taken. All in favor.

Kat also presented an application from Steve and Kerry Ann Coburn, 591 Lake Coven – for the installation of a propane tank so they can change their appliances from electric to gas. Joyce moved to approve pending city permit. Tony 2<sup>nd</sup>. Vote taken. All in favor.

Amanda of Specialty Management reported on the walk thru that had been done and the letters that have been sent out. A discussion was had on why a report of the letters had gone out is not provided to the Board members. It was explained that in the past the information contained on this list was being given to homeowners in the community and the board members were using this information to answer homeowners questions. Amanda stated that she had no problems sharing the information with the Board and was in no way trying to keep any information from the Board of directors in regards to the violation letters that she had sent, but was trying to make sure that any questions from homeowners in regards to the letters was being directed to the Specialty Management office. Glenn moved that a list is provided to the Board of Directors of letters that have been sent and any questions need to be referred to Amanda at Specialty Management, in adherence with the policy that is in place. Joyce 2<sup>nd</sup>. *Amendment to motion: no information should be shared with any homeowner in regards to the letters that have been sent out.* Joyce 2<sup>nd</sup>. Vote was taken. 8 members in favor. 1 opposed. Motion carried.

Amanda also presented to the board two requests for reimbursement for damages caused by the pumping of the lakes. Evon Lyle – 395 Randon Terr had patio blocks that were damaged by the hoses. Joyce moved to reimburse. Lance 2<sup>nd</sup>. Vote taken. All in favor. Cecil Johnson 654 Randon Terr – requested re-imbusement for damage to her tire from one of the hoses that had been placed in front of her home. Glenn moved to reimburse Cecil Johnson. Joyce 2<sup>nd</sup>. Vote taken. 8 in favor. 1 opposed. Motion carried.

Old Business:

Rod stated that the streets signs are in.

Rod also noted that the pumping had stopped as of November 24<sup>th</sup>. The overall expense for the pumping came to approximately \$18,000.

#### **TAPE STOPPED RECORDING AT 8:35 P.M.**

Glenn moved for Todd to contact some Universities to see what the possibility would be to have a group of students come out and do a report on the drainage problem in the community and what the cost would be. Rick 2<sup>nd</sup>. Vote taken. All in favor.

Rick Gardner presented receipts for Holiday decoration that his wife had purchased for the entrance of the community. Lance moved to reimburse Laura Gardner for Holiday decorations and lights. Rod 2<sup>nd</sup>. Vote taken. All in favor.

Rod ask the board for permission to move the community website to a new server. Lance moved to move the website to a new server. Ira 2<sup>nd</sup>. Vote taken. All in favor.

Meeting adjourned at 9:30p.m

Minutes submitted by Amanda M. Vander Vliet of Specialty Management