

Manderley Homeowners Association, Inc.

Minutes of the February 1, 2006 Board of Directors Meeting

A meeting of the the Board of Directors was held at 911 Wallace Ct. in Lake Mary at 6:30 pm.

The meeting was called to order at 6:34 pm. By President Rod Pixley.

A quorum of the board was verified with 8 of 9 board members present: Rod Pixley, Doug Chapman, Rick Gardner, Todd Cannatelli, Ira Blake, Lance Beck, Glenn Vandewater, Joyce Malone. Tony Purstell absent.

Minutes of the December 7, 2005 meeting were reviewed. Doug moved to accept minutes as submitted. Rick 2nd. Vote taken by show of hands. All in favor.

Minutes of the January 4, 2006 meeting were reviewed. Doug moved to accept minutes as submitted. Rick 2nd. *Discussion: Joyce asked that it be placed in the minutes that there was no ill intention with regards to the placement of a violation letter in a neighbors garbage can, it was simply a friendly reminder. Also Joyce reminded those present that the names of those board members that abstained from voting needed to be named in the minutes.* Vote was taken by show of hands. All in favor.

Architectural Review committee:

Kathleen Keller handed out to those present a copy of ARC process of approving colors that have been submitted for approval. Kathleen explained that the color is scanned into the computer and the RGB must be within 5 points of an original approved color to be approved. Joyce questioned how the blue/green house was approved, she claims that numerous neighbors have complained that it does not fit into the color range.

Joyce read meeting minutes from October 5, 2005 regarding ARC authority to approve color choices for the exterior fixtures.

The appointment of members for a committee to look into allowing trim colors other than white, to be tabled until the next meeting.

Milton Jones reported that the ARC had approved 7 new paint colors at the last ARC meeting.

Dena MacDougall of 645 Regina Lane – presented to the board her plans to install a balcony in the rear of her home. Mrs. MacDougall explained that she had contacted her neighbors, as the board had requested at a previous meeting, and had a response of 14 yeses and 2 no's. The balcony will be 10ft by 13.5ft made of pressure treated lumber.

Glenn moved to approve application as submitted. Rick 2nd. Motion amended: application to be approved contingent that approximately 1year after wood has cured

the balcony must be painted a color approved by the Board of Directors. Also an elite roof to be constructed along with the balcony may be installed as described by the contractor with shingles to match as closely to the shingles currently on the home. Ira 2nd. Additional amendment to motion: Pillars for the deck shall go from the ground to the roof and a screen to be installed between the pool and the fence. Vote taken by show of hands. All in favor.

Mrs. MacDougall also asked that board for permission to install a pool in the rear of the house. **Doug moved to approve as diagrammed in the application given to the ARC. Ira 2nd. Discussion: Glenn asked if the decking would go around the pool and back to the house. Mrs. MacDougall explained that it would be a continuous deck. Vote taken by show of hands. All in favor.**

Joyce Malone asked the board for permission to replace bathroom window with glass block. **Todd moved to approve. Doug 2nd. Voted taken by show of hands. All in favor. Joyce abstained due to personal interest.**

Homeowner asked the board permission to remove screen door on the rear of her home and replace with acrylic slider on patio. **Joyce moved to accept application as submitted. Lance 2nd. Vote taken by show of hands. All in favor.**

Ira moved to accept Joe Michalak as CPA to prepare the end of year financial review. Doug 2nd. Vote taken by show of hands. All in favor.

Lance moves to accept Divine & Estes as Association attorney. Doug 2nd. Vote taken by show of hands. All in favor.

Board of Directors Goals for the year:

Doug: 1) for everyone to be on time for each meeting. 2) All board members should make every attempt to be at all meetings. 3) Board should be aware of all money spent. 4) Board to should also be aware of all homeowners in arrears on their association dues.

Rick: 1) the board meetings need to be more productive. 2) the association common grounds need to be clean and upgraded before the board pursues the homeowners to repair their own property.

Glenn: 1) Board discussions must be by the rules and regulations of the association and/or Florida Statutes. 2) there should be one board member on each committee.

Todd:

Lance: 1) the board needs to enforce the standards of the community.

Joyce: 1) Board needs to operate under the Florida Statutes 2) the board also needs to re-

instate a nominating committee.

Joyce moves to appoint a nominating committee, whose job would be to fill vacant board slots and present candidates to the Board of Directors for board slots and committee slots. Ira 2nd. Discussion: Glenn read the bylaws regarding nominating. Past policy was that each chairman was to appoint their members. Motion tabled till March meeting.

Ira: 1) Financial recaps need to be made available each meeting. 2) would like to see Manderley tags made for cars.

Tony: (although absent, Tony gave his goals to Rod to be read at the meeting) 1) for the neighborhood to be safe, clean and friendly.

Rod: 1) put a policy & procedures manual together for each board member. 2) appoint a manual committee. **Rod moved to appoint Kathleen Keller chairperson of the manual committee with authority to choose her committee members. Ira 2nd. Vote taken by show of hands. 8 in favor 1 opposed (Joyce Malone). Motion carried. Addition to previous motion: Joyce and Glenn to be added to manual committee along with 2 additional homeowners. Vote taken by show of hands. All in favor.**

Rod made addition motions. See attached copy for wording and motion.

Motion to adjourn at 9:20 pm.

Minutes submitted by Amanda Vander Vliet of Specialty Management