

Manderley Homeowners Association

Minutes of Board of Directors Meeting

February 22, 2006

A meeting of the Board of Directors was held on February 22, 2006 at 6:30 pm. At Panera Bread in Heathrow.

The meeting was called to order at 6:38 pm. By President Rod Pixley.

A quorum was verified with 6 of the 7 board members present, including Rod Pixley, Doug Chapman, Rick Gardner, Joyce Malone, Lance Beck, and Tony Purstell. Ira Blake was not present.

Reading of the February 1, 2006 minutes was table until the March 1, 2006 meeting.

Rod informed those present that Vice President Glenn Vanderwater had put in his resignation from the Board due to health issues. The appointment of a new V.P. Was tabled until the March 1, 2006 board of directors meeting.

Amanda of Specialty Management present homes for fining.

100 Randon Terrace – Lance moved to fine the homeowner as one single incident as to fining for each violation, as the documents for Manderley HOA states can be done. Doug 2<sup>nd</sup>. All in favor.

191 Radon Terrace – Doug moved to fine as single incident. Todd 2<sup>nd</sup>. All in favor.

569 Randon Terrace – Lance moved to fine as a single incident. Doug 2<sup>nd</sup>. All in favor.

510 Randon Terrace – Joyce moved to fine as a single incident. Todd 2<sup>nd</sup>. All in favor.

149 Randon Terrace – Tony moved to fine as a single incident. Todd 2<sup>nd</sup>. All in favor.

580 Manderley Run – Lance moved to fine as a single incident. Doug 2<sup>nd</sup>. All in favor.

587 Randon Terrace – Since homeowner had only received one notice and was not sent a 2<sup>nd</sup> notice it was agreed that a fine should not imposed at this time. Amanda to send 2<sup>nd</sup> notice to homeowner.

113 Randon Terrace – Lance moved to fine as a single incident. Joyce 2<sup>nd</sup>. All in favor.

653 Randon Terrace – Doug moved to fine as a single incident. Tony 2<sup>nd</sup>. All in favor.

#### Grounds and Maintenance:

A meeting of the Maintenance committee was held on February 16, 2006. The committee has applied for a permit to remove 9 dead trees around the ponds. Hedges at the 4 way stop have been removed and new landscape plan is in the works.

Rod moved to have Premier Roof Cleaning to clean mold and algae from the east boarder wall at the cost of \$325. Rick 2<sup>nd</sup>. All in favor.

Rod moved to create a \$500 fund for the maintenance committee to use for pump maintenance. The committee will also monitor the cost of repairs for 1 year to determine whether replacement is needed. Lance 2<sup>nd</sup>. All in favor.

Rod moved for the maintenance committee to use up to \$2500 to install an oxide filter on the front entrance well. Doug 2<sup>nd</sup>. All in favor.

Fence Rule: Lance moved for Rod to talk to the Asima at Divine and Estes regarding amendment to the fence rule and proper wording. Doug 2<sup>nd</sup>. Joyce amended the motion to that, the proposed language be emailed to the board prior to the meeting. All in favor.

#### New Business:

Email- Joyce reminded those present that the bylaws state that email should not be used for Board business. Todd questioned what sparked concern of board business being conducted online.

Rick moved to purchase a permanent school bus sign to come into compliance with the City of Lake Mary; sign not to exceed cost of \$90. Todd 2<sup>nd</sup>. All in favor.

Meeting adjourned at 9:00 pm.

Minutes submitted by Amanda Vander Vliet of Specialty Management