

Manderley Homeowners Association

Minutes of November 1st, 2006 Board of Directors meeting

A meeting of the Board of Directors of the Manderley homeowners association was held on November 1st , 2006 at 6:30 pm at 911 Wallace Court.

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

Board members in attendance were Rod Pixley, Ira Blake, Doug Chapman, Todd Cannatelli, Lance Beck, Rick Gardner and Tracy Belikoff.

Kathleen Keller brought a video camera to the Board Meeting. Rod explained that the video camera must be manned during the Board meeting and that it must be pointed directly at the person speaking rather than left idle.

Rod motioned that when a video camera is used now and in the future, someone would have to stand by the video camera at all times and make sure the camera was always pointed towards whomever was speaking at the time. The motion was seconded by Lance.
All in favor.

The minutes of the October 4th, 2006 meeting were read. A motion by Tracy to accept the minutes. Seconded by Ira. All in favor.

A question was raised from one of the residents, Joyce Malone, as to which copy of the agenda was being used for the Board meeting. Rod explained that by request from an attorney, the agenda was updated to reflect a change in one of the topics. It had been changed by request of a resident through an attorney. Rod restated that the updated agenda was being used.

Treasure's Report:

Rod reviewed the approved 2007 budget. Discussion followed. Ira motioned to distribute the 2007 budget to the homeowners. Seconded by Doug. All in favor.

Ira motioned to accept the Minutes of the September 23, 2006 budget planning meeting into the official records. Seconded by Todd. All in favor.

A motion by Todd to revoke the voting rights of those homeowners that are past due on their Maintenance Fee for the year 2006 if not paid by the Annual Meeting of December 6th, 2006. Seconded by Rick. A vote of five (5) for and two (2) against. Ira and Tracy oppose the motion.

Architectural Review Committee:

Rod read the minutes of the ARC Meeting held on October 23, 2006 into the official records. Lance motioned to accept the minutes as read. Seconded by Doug. All in favor.

Noted discussion of Committee on replacing driveway with pavers but research is still forthcoming. A couple of home owners have enquired about it but we have not had any applications.

Rod presented two (2) additional ARC requests for Board discussion and approval.
695 Manderley Run – Request to remove a tree. Motion to approve by Doug, Seconded by Lance. All in favor.
209 Randon Terrace – Request to create a patio between the garage and front walk with pavers. Motion to approve by Ira. Seconded by Tracy. All in favor.

Grounds & Maintenance:

Open discussion regarding the front entrance lights by Board members. Two or three circuits are having problems. Rick, with the help of other board members will try to find the cause and repair.

A motion by Rod to spend no more than \$1000.00 for the Holiday lights at the entrance. The \$1000.00 would come from the General Fund. Seconded by Ira. Discussion followed. Vote called - All in favor.

Dave Mason from Markham Woods Environmental Services, Association Landscaper, arrived to the meeting. Rod adjusted the agenda to fit Dave's schedule. At this time 7:06p.m. Joyce Malone explained in detail what took place between herself and the Markham Woods landscape crew. Rod asked Dave to explain what he knew of the situation. A lengthy discussion followed. Rod explained to Dave, that in the future his crew is not to do work on any homeowner's property in Manderley on the days that his crew is working for the Association. Any other day, Dave is free to contract with any homeowner. This discussion ended at 7:40p.m.

Rod resumed discussing the Grounds & Maintenance items.
The four way stop is completed except for the signage needed.
Todd updated the Board on the front entrance and will present examples at the Annual meeting.
Todd updated the Board on the progress of the Annual Preventative Maintenance Schedule for repair work throughout the community which he is developing. Rod asked Todd if he would volunteer to be the coordinator of this project. Todd accepted the position. Rod motioned that the item be added to the agenda for each Board meeting in the future. Seconded by Rick. All in favor.

Old Business:

Rod stated the Crystal Elementary School next to the community would like to put a brief article in the Manderley Newsletter regarding activities at the school and items of interest to the parents whose children attend the school.

Tracy reviewed the Fall Festival. She stated that volunteers are still needed. \$2000.00 worth of donations have been received from various companies and sponsors thus far. Todd suggested contacting Lake Mary Life Magazine to try and get some coverage and exposure to the Festival. The Festival runs from 2 – 11p.m. on Saturday, November 4th, 2006.

Tracy shared her concern about the acceleration / merge lane that has been added as a result of the new school. Discussion followed about the possibility of changing the bus stop for the protection of the children. Suggestions again were made to contact the City of Lake Mary with any concerns. Tracy suggested a table/booth at the Fall Festival to make homeowners aware of the situation and possibly get signatures on a petition. The Board, after further discussion, decided that if Tracy wanted to set up the table/booth she should do it as a concerned resident/parent rather than a board member.

New Business:

Kathleen Keller addressed the Board on the topic of the Policy & Procedure Committee. Kathleen had a questionnaire of twelve items to ask the Board. Upon further review of the questions, the Board felt it would need additional time to review the questions and respond accordingly. Rod stated that the Board would be able to address the questions at the next regular Board Meeting which would be in Jan. 2007.

Two residents attended the meeting. The issue regarded the view from one neighbor's yard to the other as a result of a room addition that had been approved by the ARC & Board. Discussion followed. After hearing both sides, the Board felt that all ARC and Association requests had been met. They stated this was a neighbor to neighbor issue and should be addressed as such.

Lance motioned to adjourn. Seconded by Todd. All in favor.
Meeting adjourned at 9:00p.m.

Minutes submitted by Kevin Ray
Specialty Management

