

## Manderley Homeowners Association

### Minutes of February 7<sup>th</sup>, 2007 Board of Directors meeting

A meeting of the Board of Directors of the Manderley homeowners association was held on January 10<sup>th</sup>, 2007 at 6:30 pm at 911 Wallace Court.

Prior to the meeting starting Kathleen Keller who was video taping the proceedings was informed of the reasonable rules instituted by the board to maintain the integrity of the meeting. As long as the video captures the current speaker and the board is provided a copy of the entire proceeding without editing the taping will be allow as dictated by state statute.

The meeting was called to order at 6:31 pm by President Rod Pixley.

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

The minutes of the January 10th, 2007 meeting were previously disbursed via email to Board members. A motion by Tracy to accept the minutes. Seconded by Ira. All were in favor.

#### President's Report:

Rod stated that three (3) "No Trespassing" signs have been ordered for the ponds. They had not arrived yet. Kevin will deliever the signs when they arrive.

Rod discussed the need to have the mound of dirt left by Bell South at the front entrance removed. It is a safety hazard for residents leaving the community because it blocks their view of on coming traffic. He suggested that residents should continue to contact Bell South. The more phone calls they received, the more urgent they will consider the problem.

Rod also stated that the Board will actively get quotes for moving the electric at the front entrance.

There has been damage to the streets as a result of oil dripping from certain vehicles. Discussion followed about how to clean up the oil. The City of Lake Mary has been informed, but would only offer assistance regarding what to use to clean up the oil. The City will not send a crew out to do the clean up.

Todd suggested that the Board should look into purchasing and storing the cleanup material in case there is a need in the future.

#### Treasure's Report:

Ira reviewed the Financial Statements. Lance motioned to accept the Financial Statements as presented. Doug seconded the motion. All in favor.

The discussion considered the new maintenance schedule being prepared for the community to be consulted as a five year plan and added to each new agenda for updates. The Treasurer will provide a cash flow statement based on the previous spreadsheet to break out monthly payments and amalgamate each expense annually to assist in this planning as the next step in the process.

#### Architectural Review Committee:

Kat McLane reported that the Architectural Review Committee met on Feb. 5<sup>th</sup>, 2007. In attendance at that meeting were: Cheryl Jackson, Kat McLane & Rod Pixley. The was called to order at 6:30pm.

Three requests were submitted:

329 Randon Terrace – Painting. The request was denied due to incomplete application and home was already painted with an un-approved color. The ARC recommended that the homeowner re-paint with and approved color after submitting the proper ARC paperwork.

616 Manderley Run – Painting. Approved color accepted.

131 Randon Terrare – Tree Removal. The request was tabled for submission to the Board of Directors for final approval.

The ARC Meeting was adjourned at 7:00pm.

Minutes of the meeting were submitted to the Board.

The Board approved the removal of the tree at 131 Randon Terrace.

Discussion on the needs of making the ARC more able to respond in a timely fashion by adding the ability to approve minor permitting issues such as trees and fencing ended with the decision to leave them with the authority to approve

all requests not requiring a permit and to have the board meet in the interim if a permit required more expedited approval. Consensual, unanimous electronic approval as dictated by the state statutes was also considered in deciding to maintain permit approvals under the board's authority.

Rod discussed the fence that was being installed at 610 Samantha. No ARC request had been submitted nor was a permit from the City of Lake Mary pulled. Rod Stated the homeowner had been left a voice message about requiring permitting and ARC approval . Currently a city permit is displayed on the property Rod will follow-up with Email to the homeowner. The installation was stopped until all paperwork is properly submitted and ARC approval is given.

A homeowner at 479 Randon was also requested to submit an ARC form for a tree replacement after permitted removal of a tree which was deemed dangerous by the city after the last large wind storm. Rod will follow up with them via email.

#### Grounds & Maintenance:

Rod discussed the Bowl/Spillway at the front entrance. Rain water is washing away the sides and fill is needed to prevent further damage. Discussion followed about pouring concrete sides. The Board will look into the options.

Rod talked about the need to stock the ponds with fish to prevent the infestation of insects and the over growth of vegetation in the ponds. Also discussed was the possibility of allowing the residents to enjoy fishing in the ponds. Designated areas would be set aside for the proposal of residential fishing. Presently \$750.00 has been set aside in the budget for this purpose. However, after further discussion, the Board now feels that adding different species of fish would better resolve these issues and the cost would be closer to \$1500.00.

Doug motioned to set aside an additional \$750.00 to be used in stocking the three ponds. This would bring the total to \$1500.00. Seconded by Lance. All in favor.

Discussion followed regarding people trespassing onto the Association property and fishing in the ponds which should be rectified with the no trespassing signs.

Lance brought up a concern about the number of Real Estate signs that are being placed on common property. The Board agreed that the Documents are very clear regarding signs and that in the future unauthorized signs will be removed.

#### Old Business:

The Board discussed the storage of the Holiday Decorations. Open discussion followed. Todd will look into different types of storage units and locations and report back to the Board.

Wine Tasting – The Board discussed at length the idea of having a Wine Tasting Social event. It was decided that in the best interests of the Association, it would not be wise or prudent for the Association to be involved in any function that sponsored or sanctioned the use of liquor. If residents want to continue to look into this type of event, it would be done without any involvement from the Manderley Homeowners Association, Inc.

#### New Business:

Kathleen Keller addressed the Board regarding a questionnaire she had submitted at the November Board Meeting pertaining to the Policies and Procedures Committee. Rod reviewed the Board's discussion of the issue at the Jan. 10<sup>th</sup>, 2007 Board Meeting. The committee had not met since May 2006 and as a result the Board felt that the committee had disbanded. At the Jan. 10<sup>th</sup>, 2007 Board Meeting, the Board motioned to officially disband the Policies and Procedures Committee. Open discussion followed between the Board members, Kathleen Keller and Julie Roudebush.

Resident Julie Roudebush addressed the Board. She stated that she had in her possession photographs dating back to 1995 when the Community was first started. She suggested sharing the photos with all the residents, possibly through the Newsletter or some other venue. The Board agreed and is looking at a way to scan the photos for use in the Newsletter or addition to the website.

Lance motioned to adjourn. Seconded by Ira. All in favor.  
Meeting adjourned at 8:25p.m.

Minutes submitted by Kevin Ray  
Specialty Management