

Manderley Homeowners Association, Inc.

MINUTES OF THE ANNUAL MEETING OF MEMBERS

December 5th, 2007

The annual meeting of members for the Manderley Homeowners Association was held on December 5th, 2006 at 6:30 p.m. at 911 Wallace Ct. Lake Mary, FL.

President Rod Pixley called the meeting to order at 6:47 p.m.

A first call for quorum of the members was not achieved. 63 needed.
A second call for quorum was verified with 37 members present in person or by proxy.

The minutes of the 2006 annual meeting were reviewed. Anthony Mastrocola moved to accept the minutes as submitted. Seconded Jim Campbell. All were in favor.

Rod introduced the Board of Directors and Kevin Ray representing Specialty Management.

Rod reviewed process that the Board of Directors went through to establish the new 2008 budget for Manderley Homeowners Association. All expenses were laid out on a spreadsheet. The 2008 budget increased by 62 cents and was approved at \$484.62.

Rod gave a slide show presentation of the Year in Review. A list of those topics follows:

The collection of assessments process

Newsletter Activity

Storm water problems and expenses due to the heavy rains in 2004

New road signage that was changed

Repair of the culvert at the front entrance

Oil stains caused by a tenant that moved

Excessive number of trees that had to be removed and the expense

Treatment of the lakes and Ponds by adding Triploid Carp.

Speeding in the community- Police have been asked to increase patrols

Front Entrance Signage Project.

Upgrade the landscape lighting

Rust on the sidewalks - pressure cleaned

Fall Festival

Social Club - several events are planned

Mailbox project - repair or repaint the mailboxes.

A brief intermission was taken to give all those attending the Annual Membership Meeting time to review pictures of each of the yard of the Month winners. Each member then voted for first, second and third place for the Yard of the Year Awards.

Kat McLane, chairperson of the Yard of the Month Committee, introduced her committee, which consists of Sharron Sanborn, Robin Roundtree and Cheryl Jackson. Kat announced the winners of the "Yard of the Year" awards. First place was a two-way tie going to Jim & Denise Cambell @ 563 Randon Terrace and Kevin & Jenn Plant @ 402 Randon Terrace. Each received a certificate for \$75.00. Second prize was a three way tie going to Henry & Tammy Yandle @ 596 Lake Coven, Tony & Brenda Purstel @ 597 Lake Coven and Jerry & Jill Gongwer @ 520 Manderley Run. Each received a certificate for \$25.00.

Rod announced the Nominatinig Committee that will serve until the next Annual Election takes place. The Committee consists of: Rod Pixley, Denise Campbell, Melody Hoover and Joe Mack. Rod also explained the terms for the present Board members.

Rod opened the floor for any questions, concerns and comments the members wanted to discuss. Lance Beck shared his concern about Safety in the community. He addressed vehicles that continue to speed through the community. The Lake Mary Police have been encouraged to patrol the community and issue violations whenever necessary. Members were asked to contact the police with any information that would help make the community safer.

Further discussion raised the issue of possibly including a change in the type of fences to include the Aluminum style fence. The general consensus by those members present was positive and members felt it would be ecstastically pleasing to view. The board will address that issue at a board meeting in the future.

Rod explained about the Code of Conduct that each Board member signed and agreed to follow.

A motion to adjourn by Tony Mastrocola @ 209 Randon Ter. was entertained at 8:40PM
Seconded by Lance Beck. All in Favor.

