

Manderley Homeowners Association

Minutes of June 6th, 2007 Board of Directors meeting

A meeting of the Board of Directors of the Manderley homeowners association was held on June 6th, 2007 at 6:30 pm at 911 Wallace Court.

President Rod Pixley called the Board meeting to order at 6:33 pm.

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

The minutes of the May 2nd, 2007 meeting were previously disbursed via email to Board members. Ira motioned to accept the minutes. Seconded by Todd. All were in favor.

Presidents Report:

Rod stated that many, if not all the topics would be further discussed during the Board Meeting. He deferred the Presidents report to be included in the topics that followed.

Treasure's Report:

Ira reviewed the April 2007 monthly and year to date Financial Reports. Open discussion followed. Kevin will follow-up on Line item # 5090 Miscellaneous in the amount of \$907.18 and determine the actually expenditures. Rod motioned to accept the Financial Statements as presented. Ira seconded the motion. All in favor.

Kevin will send in a PDF file, the 2006 Tax return and copy of the Accountants findings to the Board. Kevin will also send a PDF file of the Profit & Loss Report from Jan. through Dec. 2006.

Architectural Review Committee:

One (1) Architectural Request had come in during the past month and was reviewed at the Architectural Committee Meeting.

592 Manderley Run – Repaint house – Approved

Grounds & Maintenance:

Rod discussed the overall Project Plan which involves the front entrance walls, electrical lighting, irrigation system and the walls at the four (4) way stop. Todd reviewed the contract for the repair and upgrade of the front entrance wall and the four way stop walls. Three companies bid on the project. All three bids were discussed at length. After much discussion Lance motioned to accept the Sign King bid in the amount of \$12,324.88. Todd seconded the motion. All were in favor.

The original estimate for the front entrance project was \$17,000.00. The Association will apply for the permits needed which will save an additional \$600.00.

The Board discussed many recommendations for the lettering and design of the four way stop walls. It was decided the walls would have “Manderley East on one and Manderley West on the other. Both would have the same tree logo as the front walls. Todd motioned to accept the design for the four way stop. Lance seconded the motioned. All were in favor.

Further discussion took place regarding the front lights. The Board decided to submit the Art Direction for the full sign to the electrician to decide what will be necessary to repair and/or upgrade the front entranced lights.

Rod motioned to accept Tri-City Electric as the electrical company to complete the front entrance lighting package. Seconded by Doug. All were in favor. Todd will meet with the contractor and discuss any minor adjustments that may be needed.

Common area mowing was discussed and the Board will follow the contract which states those areas will be mowed twice monthly.

Old Business:

Todd updated the Board on the storage area options for the Holiday decorations and other items the community has on hand. To rent a storage unit it would cost \$7000.00 over the five-year contract. Purchasing a storage /out building in the amount of \$2700.00 was discussed as an additional option. The location of the storage facility would be near the existing lift station. Lance motioned to accept the storage building option for \$2700.00. Ira seconded the motion. Lance, Ira, Doug and Todd were in favor. Rod opposed the motion

The Board discussed the procedure for the Fines Committee. When fines are assessed the residents normally have 14 days from the date of the letter to complete repairs and/or come into compliance with the Association's guidelines. The Board felt 30days was fair. Rod motioned to extend the time frame to 30 days to come into compliance or appear before the next Board meeting. Todd seconded the motion. All were in favor.

The Social Club is looking to have a field trip to the Orlando Science Center possibly on June 22nd, 2007. Kat McLane will include the information in the Newsletter. The information can also be found on the Association's web site.

Rod opened the discussion concerning Rentals homes within the community. Nineteen (19) letters were sent out to investor/owners in March 2007 requesting copies of leases and background information. Of the nineteen (19) only one (1) has been returned. After discussion the Board suggested our Attorney get involved to determine other options to enforce the guidelines.

There have complaints that residents are walking their dogs and not cleaning up. Four (4) signs will be purchased reminding residents to clean up after their dogs.

Lance motioned to adjourn. Seconded by Ira. All were in favor.
Meeting adjourned at 9:02p.m.

Minutes submitted by Kevin Ray
Specialty Management

