

Manderley Homeowners Association

Minutes of July 11th, 2007 Board of Directors meeting

A meeting of the Board of Directors of the Manderley homeowners association was held on July 11th, 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, Ira Blake, Rick Gardner and Tracy Belikoff.

The minutes of the June 6th, 2007 meeting were previously disbursed via email to Board members. Rick motioned to accept the minutes. Seconded by Tracy. All were in favor.

Treasure's Report:

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

Rod discussed the new Florida Statue, which took effect on July 1st, 2007 and now requires 45 days rather than the 30 days in the past for filing a lien. Also discussed were the Past Due accounts for the second half of the year payments. The Board unanimously agreed that procedure would be followed regarding the collection of assessments. Late fee and interest will be charged.

Architectural Review Committee:

Rod reviewed four (4) Architectural Requests that had come in during the past month. The ARC committee already reviewed two and the other two were presented to the Board for approval.

173 Randon - Tree Removal - Motion by Rod to accept. 2nd by Tracy – Approved with conditions.

510 Randon - Fence – Motion by Rod to accept. 2nd by Ira – Approved.

131 Randon – Repaint house – Approved by ARC

647 Samantha – Repaint house – Approved by ARC

Grounds & Maintenance:

Rod and Todd 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. The only delay is waiting for permits from Lake Mary. Those should be available early next week. Once the permits are in hand the wall reconstruction will be completed in three (3) days weather permitting.

The Board discussed many recommendations for the temporary lighting of the front walls during the time frame that the electrician is replacing the old lights. The Board felt rather than purchase temporary lighting that would not be used in the future, they would refocus the existing working lights to shine on the wall. While this temporary lighting will not provide what is needed to bring the entire wall in view, it will take three (3) weeks for the electrician to complete his work.

Rick discussed the grassy area at the frontage of the community property and how the Association might enhance the beauty of this area much like the neighboring communities have done with either walls or pillars and shrubs. After much discussion the Board felt this was a worthy project, but one that would have to be looked at as a Capital Expenditure for 2008. Suggestions will be discussed at the August Board Meeting. The project will be called “The Frontage Beautification Project”.

Old Business:

Kevin updated the Board on the Fines to be issued to residents. Of the four homes that were highlighted and recommended for Fines by the Fines Committee, two (2) of those homes have or are complying with the Associations requests.

1. 610 Samantha has shown limited conformity. The lawn and mulch must be replaced. Ira motioned to assess a fine in the amount of \$50.00 for the maximum ten (10) days. Seconded by Todd. All were in favor.
2. 269 Randon still needs to replace the sod. Rod motioned to assess a \$50.00 for the maximum ten (10) days. Seconded by Lance. All in favor.

Kevin will follow-up with the attorney on the enforcement procedure for the owners that have not complied with the rental amendment. They are to supply the Association with a copy of the lease showing the names and contact numbers of the tenants as well as a background check.

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.

Todd updated the Board on the storage area options for the Holiday decorations and other items the community has on hand. The storage unit is ready for delivery. We are waiting on the permit from the City of Lake Mary. A survey will be needed for the city when applying for the permit. The cost of the survey is approximately \$250.00 and the permit about \$400.00. Lance motioned to allocate whatever funds were necessary to purchase the survey and permit for the shed. Seconded by Doug. The motioned passed with Ira and Rod opposing the motion. Motioned passed five (5) YES and two (2) NO.

Lance motioned to adjourn. Seconded by Ira. All were in favor.
Meeting adjourned at 8: 47p.m.

Minutes submitted by Kevin Ray
Specialty Management