

Manderley Homeowners Association

Minutes of September 5th, 2007 Board of Directors meeting

A meeting of the Board of Directors of the Manderley homeowners association was held on August 1st, 2007 at 6:30 pm at 911 Wallace Court.

President Rod Pixley called the Board meeting to order at 6:30 pm.

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

The minutes of the August 1st, 2007 meeting were previously disbursed via email to Board members. Lance motioned to accept the minutes. Seconded by Tracy. All were in favor.

Treasure's Report:

Ira reviewed the August 2007 monthly and year to date Financial Reports. Open discussion followed.

Also discussed were the Past Due Assessments. The Board again reviewed the list and expressed concern over the number of owners that had yet to pay the second installment of the Association Dues. Per the Documents, interest & late fees have been charged to all owners that were in arrears.

The Board discussed the upcoming 2008 Budget process. Kevin will send each Board member the Budget preparation material to review prior to scheduling the actual Budget Meeting.

Ira motioned to accept the Financial Statements as presented. Rod seconded the motion. All in favor.

Architectural Review Committee:

Rod presented one Architectural Requests pending for the month.

629 Randon Terrace – House addition

The request was approved with the following conditions: 1.A permit is required from the City of Lake Mary. 2.The addition will be painted the same color as the existing house. 3. Any damage to the common property as a result of the construction will be repaired by the owner.

Rod motioned to approve with conditions. Lance seconded. All were in favor.

Grounds & Maintenance:

Rod updated the Board on some of the areas of concern that the Grounds & Maintenance Committee have been involved.

The electrical contractor is waiting for the permit form the city before they can make the changes to the front entrance lights. The lights at the 4 way stop will be changed at the same time as the front entrance lights.

The berm area at the end of Lake Charles is almost complete and the cost to this point has been half the expected expense. Well below what was budgeted.

Rod discussed the contract with Douglas Shell regarding the filter and chemicals needed to clean the sidewalk at the front entrance. Mr. Shell has not lived up to the work he was contracted to complete. The filter is installed, however he has not supplied the chemicals as was promised.

Rod motioned to spend \$200.00 for an Attorney Demand letter to be sent to Mr. Shell. Lance seconded the motion. Discussion followed.

Kevin suggested that he would attempt to contact Mr. Shell in an effort to resolve the dispute.

Rod called the motion to a vote. Tracy and Rod in favor. Lance, Ira and Doug opposed. Two (2) votes for and three (3) votes against. The motion denied.

Rod discussed the seven Pine trees that had been struck by lightning recently and the need to have the trees removed in order to prevent any further damage to life or property. As a result of taking the trees out, the City may require the Association to replace the trees. Rod will contact the City of Lake Mary and inquire about the permit and process needed.

Grounds & Maintenance (continued)

Repairing the spillway with concrete has been slowed as a result of several major City & County projects and the inability to get the concrete. The major projects are requiring all the concrete that is available.

Old Business:

Social Club: Rod stated that the Social Club hosted "National Night Out" on August 7th. It was a fun and very informative evening. Lake Mary Police Department was represented.

The Social Club will be looking forward to setting up the Annual Fall Festival. November 10th, 2007 is the date. Kat McLane is the Chairperson. The committee expects to receive some donations as they did last year. This year the committee expects many more residents to attend based on the comments they have received. Rod motioned to expense \$3200.00 for the Annual Fall Festival. Tracy seconded the motion. All were in favor.

Eight (8) "Pet Waste" signs have been ordered for the community. They should be delivered to Specialty Management within the next few days. When they arrive, Kevin will deliver the signs to Rod. The cost is \$328.00. At the previous Board meeting \$500.00 was allocated towards the purchase of the signs & posts.

New Business:

Rod discussed a Landscape bid that came into the Board from Helping Hand Landcare, Inc. Upon further discussion; the Board feels that Markham Woods Landscape, Inc. is providing the services that are necessary. While the Board recognizes there are some minor issues with the present landscape company, those issues are not enough to warrant changing companies at the present time.

Lance motioned to adjourn. Seconded by Ira. All were in favor.
Meeting adjourned at 8: 34p.m.

Minutes submitted by Kevin Ray
Specialty Management

