

Manderley Homeowners Association

Minutes of January 2nd, 2008 Board of Directors meeting

A meeting of the Board of Directors of the Manderley homeowners association was held on January 2nd, 2008 at 6:30 pm at 911 Wallace Court.

President Rod Pixley called the Board meeting to order at 6:36 pm.

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

The minutes of the December 5th, 2007 meeting were previously disbursed via email to Board members. A copy of the minutes were not available for reading and the Board waived the approval of the minutes until the Feb. 6th, 2008 meeting

Treasure's Report:

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

A question was raised about the \$500.00 in past assessments for 269 Randon. Kevin will follow up with the Board on the breakdown of those assessments and charges. Ira motioned to accept the Financial Statements as presented. Doug seconded the motion. All in favor.

A request from Altaf Karim @ 100 Randon Terrace came before the Board to waive the finance charges, late fees and Attorney fees as a result of late payments of Assessments. To open the discussion, Rod motioned to approve the request to waive the charges. Lance seconded the motioned. Discussion followed. The motion was unanimously denied.

Architectural Review Committee:

Rod read the minutes of the ARC Committee meeting held on Jan. 1st, 2008. The ARC committee made two recommendations to the Board of Directors. First, to amend the current ARC Guidelines to allow for the ability of the homeowners to upgrade the choice of fencing materials to Black anodized aluminum in the Santa Fe style as is currently being applied for by a homeowner. Second, to accept driveway pavers in the community or concrete etching in a style that is conducive to the property.

The Board took up the question of allowing the Black anodized aluminum fence in the Santa Fe style. Rod motioned to amend the ARC guidelines to except the Black anodized aluminum fence in the Santa Fe style. Lance seconded the motion. The Board discussed the motion at length with input from the homeowner that was requesting the amended change to the guidelines. After much discussion, Rod called the motion to a vote. Voting in favor of the motion was: Rod Pixley, Doug Chapman, Todd Cannatelli, Lance Beck and Rick Gardner. Against the motion was Ira Blake. The motion was approved.

Rod presented two Architectural Requests pending for the month.

203 Randon Terrace – Black anodized aluminum fence in the Santa Fe style. Voting in favor of the motion was: Rod Pixley, Doug Chapman, Todd Cannatelli, Lance Beck and Rick Gardner. Against the motion was Ira Blake. The motion was approved.

659 Manderley Run - Fence. The request was denied because the dimensions of the fence only allowed for a five-foot easement rather than the 6.5-foot as required by the City of lake Mary.

Grounds & Maintenance:

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

The Board is still waiting for the electrical contractor to complete all the work at the front entrance and the four way stop. The contractor, Tri City Electric, has not been paid and will not be paid until all work has been completed.

Old Business:

Rod stated that the cost of the Holiday decorations this year exceeded the estimate as a result of weather damage of the decorations while being stored during the summer months. The sun destroyed the tarp protecting the Christmas decorations and many decorations were ruined. Rod motioned to increase the cost of Holiday decorations from \$750.00 to \$1000.00, an increase of \$250.00 to cover the excess costs. Lance seconded the motion. All were in favor.

Todd updated the Board on the status of the Utility Building. Rod will follow up with the City of Lake Mary regarding the permitting required.

New Business:

Rick suggest that all Board members have a community site map showing the lots and home sites which would make some of the Boards discussions a little easier to understand. The Board agreed. Kevin will bring community maps to the Feb. meeting for the Board members.

Lance motioned to adjourn. Seconded by Ira. All were in favor.
Meeting adjourned at 8 PM.

Minutes submitted by Kevin Ray
Specialty Management