

Manderley Homeowners Association

Minutes of October 1st, 2008 Board of Directors meeting

A meeting of the Board of Directors of the Manderley homeowners association was held on October 1st, 2008 at 6:30 pm at 911 Wallace Court.

President Rod Pixley called the Board meeting to order at 6:38 pm.

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

Members absent were Rick Gardner

The Board members reviewed the minutes of the September 3rd, 2008 meeting. Lance motioned to approve the minutes. Seconded by Todd. All were in favor.

Treasure's Report:

Ira deferred review of the September 2008 monthly and year to date Financial Reports until next month when Kevin returns and can take questions. There was discussion regarding the Past Due accounts and the collection of those accounts. A budget meeting was decided for Thursday October 9th at 6:30 at Ira's house. Todd will have the Spreadsheets and data prepared by then and we will have additional meetings as required. We stated the goals inline with what was published in the newsletter.

Discussion continued as to the status of the fines and compliance on any of the outstanding fines, which were being withdrawn for bringing the property into compliance. Ira questioned if 106 Randon Terrace was in compliance now that we have an ARC application. It was noted that the yard is not completed and the homeowner would be provided until the next board meeting to bring the property up to standard if the fine was going to be revoked.

Architectural Review Committee:

Rod presented one Architectural Request that had been rejected previously
1. 671 Manderley Run - Landscape changes involving Artificial Turf to replace the existing lawn. Motioned by Rod to accept the request. Seconded by Lance. Motioned was unanimously denied due to incomplete information being submitted.

The homeowner brought out Chris Doherty of "Sunshine Greens" to demonstrate the product and answer questions regarding the product, appearance, durability, installation and overall quality. At a cost of \$5.50/8.50 per square yard it was not likely to be a popular choice. It had a 10 year fade warranty and came in many pile lengths. Many concerns were raised and the motion went through much iteration before it was reviewed several times for clarity and voted upon.

Rod Motioned to approve the application of artificial turf of a pile length no shorter than 1 ½ inches and professionally installed to replace all natural grass within the property boundaries of 671 manderley Run and being separated from the neighboring property by a perimeter such as curbing, provided that both immediate neighbors signed letters of approval for the application indicating they were in agreement with the application. The homeowner is to investigate a need for a permit form the city of Lake Mary. Ira the second was in agreement of the wording changes. Voting in favor were Tracy, Doug and Ira. Against Were Todd and Lance. Rod recused himself after expressing dissent as he felt it unethical to force a tie to foil the vote.

Ross expressed he understood that he must meet all conditions of the motion for his application to be considered valid and after a polling of the 5 members in attendance resulted in a split, he understood it could be a contentious issue should he chose to proceed.

Motions to accept:

611 Manderley Run; Two tree removals with city permitting in place Doug/Ira Approved unanimously with condition of replacing with new trees as per city code

550 Manderley Run; Request for a 3ft board on board fence running down one side of the property from the lanai to the end of the property and behind the pool. Request was withdrawn during open discussion of the motion when the homeowner heard about the approved alternatives for lake side homes. Both Ira / Lance approved the motion amendment and the owner was approved unanimously for a 5 foot high aluminum fence in the design previously approved by the board for containment of large dogs on lakeside properties.

299 Randon Terrace; Front patio and driveway enhancement constructed out of 1 inch thick pavers to the edge of the right of way as per diagram in colors congruent with the existing home color, shingles and yard. Ira/Tracy Discussion on the design, application and longevity to ensure lasting quality. Approved 5 to zero with Rod abstaining from voting due to an inherent conflict of interest.

ARC Approvals in the Month of September:

485 Randon Terrace; replacing the wood chips in the Front flowerbeds with Marble chips

106 Randon Terrace; replacing the dead grass in the front lawn with a bordered Bed with mulch and plants – Approved with conditions: additional ground cover is required, addition of more appealing plants, consistent borders with future additions

Grounds & Maintenance:

Rod updated the Board on the City reclaimed water project. He stated that while the project is still on the books, it appears that because of the economic situation in the City the project has been put out for bids to seek better pricing for the drilling phase. Rod will remain in contact with the City and will update the Board as the project moves forward.

It was noted that the landscape appearance of the front entrance looks very nice, however the signs at the 4 way stop are in need of weed control and flowers. The landscape company has completed the tree trimming, rose trimming and fertilization. Ground cover and mulch is expected this month.

Members of the board met with the electrical contractor this morning and obtained a commitment to have the project completed by next Friday and the faulty lights repaired or replaced at their cost. The project scope was discussed and options explored to remain well within the budgeted amount. Rod will follow up again with the contractor in a few days.

The board discussed the current plan by the Stormwater committee to continue to monitor the water levels as we move through the season and not currently plan on pumping to move water as there is no danger to the roadway. The weirs will be postponed as the damaged sections are now underwater.

Old Business:

The homeowners of 395 / 389 Randon addressed the Board with an update regarding the grate located in the rear of their properties. Several people have inspected the area, including the City and Lennar Homes. There does not appear to be a blockage, but rather just the water draining from the property that has cause the area to wash away and cause concern for the integrity of the slope into the commons. Discussion ensued about the responsibilities of the homeowners to protect the common area from damage caused by anything on their property as well as if there was any responsibility fiscally on the part of the HOA. All were in agreement that the HOA is save from harm but Board members continued to offer support and contacts to assist the homeowners with the investigation and remedy by providing personal labor or contacts.

New Business:

The Board discussed the upcoming Holiday Display preparations. Ira had a presentation of several options around the tentative budget amount. Rod had also received offers of discount bids form competitive companies. It was decided to pursue this more at the budget meeting next Thursday.

Discussion of the current financial environment and the properties in Manderley receiving less

Lance motioned to adjourn. Seconded by Todd. All were in favor.
Meeting adjourned at 8:39 PM.

Minutes submitted by Rod Pixley
ManderleyHOA
President

