

## Manderley Homeowners Association

### Minutes of September 3rd, 2008 Board of Directors meeting

A meeting of the Board of Directors of the Manderley homeowners association was held on September 3rd, 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 Lance Beck, Doug Chapman, Rod Pixley, and Tracy Belikoff.

Members absent were Todd Cannatelli, Rick Gardner and Ira Blake.

The Board members reviewed the minutes of the August 6th, 2008 meeting. Doug motioned to approve the minutes. Seconded by Tracy. All were in favor.

#### Treasure's Report:

Rod reviewed the August 2008 monthly and year to date Financial Reports. Open discussion followed. There was discussion regarding the Past Due accounts and the collection of those accounts. Rod noted that per the Association Attorney's advice, a home due to foreclose by the Association was granted an additional 30 days before bringing legal action, in order to verify the owner was in fact aware of the process.

A question was brought to the board at the previous meeting regarding showing the walls and other common area property as fixed assets on the balance sheet. Kevin discussed the request with the association's CPA and the response was that fixed assets must be sellable. Since the walls and other common area property cannot be sold, as the utility building could be, they cannot be listed as fixed assets. Lance motioned to accept the Financial Report as submitted. Seconded by Doug. All were in favor.

## Architectural Review Committee:

Rod presented one Architectural Request that had been received by the Architectural Committee.

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.

## 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 pushed back and will be rescheduled. Rod will remain in contact with the City and update the Board as the project moves forward.

Rod opened a discussion about putting pumps in the lakes to assist in the irrigation of the common areas when the lakes are full. Rod also urged the Storm water Committee to meet as a result of the excessive rains the community has received lately. The committee consists of Rod, Lance & Todd.

Three (3) trees have been lost as a result of Tropical Storm Fay. Rod Arranged to have the debris cleared down to the roots and stumps the next day. The trees in the water will wait until the water recedes and they can be safely removed.

A question came about mosquitoes and who is responsible to spray for them. The City has deferred the responsibility of spraying for mosquitoes to the county. Any homeowner is strongly urged to contact the County regarding the issue. Rod also stated that the board would look into stocking the lakes with fish that thrive on mosquitoes to help with the problem.

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 will be contacted.

## Old Business:

The homeowner of 395 Randon addressed the Board with an update regarding the grate located in the rear of the property. 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 slightly wash away. The homeowner has ordered three yards of dirt fill to prop up the area

## New Business:

The Board discussed the upcoming Holiday Display preparations. Rick contacted some companies for ideas and estimated cost for different types of displays. Without making any commitment to the expense, the Board discussed a \$3000.00 limit toward the purchase of Holiday Decorations. No funds will be expensed until the Board at a future meeting approves them.

Kevin handed out the Working 2009 budget and the 9-month Profit & Loss, which is used as a tool for preparing the new budgets. Rod asked the Board members to be thinking about the 2009 budget. The Budget Committee will soon be scheduling a meeting to begin the actual process.

Lance motioned to adjourn. Seconded by Doug. All were in favor.  
Meeting adjourned at 8:00 PM.

Minutes submitted by Kevin Ray  
Specialty Management