

Manderley Homeowners Association

Minutes of January 7th, 2009 Board of Directors meeting

A meeting of the Board of Directors of the Manderley homeowners association was held on January 7th, 2009 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 Lance Beck, Doug Chapman, Rod Pixley, Rick Gardner, Ira Blake and Tracy Belikoff.
Members absent were Todd Cannatelli.

The Board members reviewed the minutes of the November 5th, 2008 meeting. Tracy motioned to approve the minutes. Seconded by Lance. All were in favor.

Treasure's Report:

Ira reviewed the December 2008 monthly and year to date Financial Statements. Ira motioned to accept the Financial Statements as submitted. Lance seconded the motion. All were in favor.

Open discussion followed regarding Accounts Receivable and Misc. Expenses. Kevin will report to the Board the actual breakdown of both areas via email and at the February Board Meeting. We do know that \$2733.00 of the misc. expense was directly related to the Holiday Decorations and will be expensed to the proper line item. The accounts receivable reflects those homeowners that have paid the 2009 1st installment in December. Once the 2009 Assessments have been posted to all homeowners, that number will balance out to only those homeowners that are truly in arrears on their assessments.

Ira motioned that a Compilation of the finances be completed for the 2008 tax year and a complete Audit be completed for the 2009 tax year. Rod seconded the motion. All were in favor.

Architectural Review Committee:

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

1. 520 Manderley Run - Replacement of the garage door. Motioned by Rod to accept the request pending a permit from the City of Lake Mary. Seconded by Ira. Rod, Ira, Doug and Rick were in favor. Tracy was against. The motion passed, 4 votes in favor and 1 against.

Grounds & Maintenance:

The Reclaimed water project is on hold with the City of Lake Mary. Rod remains in contact with the City and as the situation is updated he will share the information.

Rod discussed the need to aerate the ponds this year. The project will be scheduled when the ponds are dry enough to gain access. A new Bio-Enzyme product is being looked at for treatment of the ponds.

Old Business:

Rod updated the Board on the front light issues. The project has been completed. Some issues existed with the bulbs and shields, but have been resolved at the present time. The outstanding balance of \$5825.00 will be paid upon receipt of the contractors invoice.

Rick noted that holiday decorations would be removed on Saturday, Jan. 10th and stored in the Storage Utility Unit.

Rod updated the Board regarding the Rinehart Road issue, which involves Progress Energy removing and/or trimming of trees along Rinehart Road. The lines of communications are open and discussion continues. However, the schedule appears to be pushed back from March 2009 to late summer or fall of 2009.

New Business:

The Board had an open discussion relating to **Section 13. Standing Cycles or other Items**, which was brought up at the Annual General Membership meeting. After a lengthy discussion, the topic was tabled until the February meeting.

Lance motioned to adjourn. Seconded by Rick. All were in favor.
Meeting adjourned at 7:55 PM.

Minutes submitted by Kevin Ray
Specialty Management