

Manderley Homeowners Association, Inc.

MINUTES OF THE ANNUAL MEETING OF MEMBERS

APPROVED

December 2nd, 2009

These Minutes were approved at the December, 2010 Annual Meeting

The annual meeting of members for the Manderley Homeowners Association was held on December 2nd, 2009 at 6:30 p.m. at 911 Wallace Ct. Lake Mary, FL.

First Call to Order:

President Rod Pixley called the meeting to order at 6:30 p.m.

A first call for quorum of the members was not achieved. 63 needed.

Second Call to Order:

President Rod Pixley called the meeting to order at 6:35 p.m.

A second call for quorum of the member was not achieved. 44 needed.

Third Call to Order:

President Rod Pixley called the meeting to order at 6:43 p.m.

A third call for quorum was verified with 23 members present in person or by proxy.

Fourteen (14) members present and eight (8) by proxy.

The minutes of the 2008 annual meeting were reviewed. Joe Camarata moved to accept the minutes as submitted. Seconded by Keith Marcell. All were in favor.

Rod introduced the Board of Directors and Kevin Ray representing Specialty Management.

Rod reviewed the process that the Board of Directors went through to establish the new 2010 budget for Manderley Homeowners Association. All expenses were laid out on visual graphs. The 2010 budget decreased by \$18.70 and was approved at \$450.00.

Rod gave a presentation of the Year in Review. A list of those topics follows:

Drilling Activity at the Front Entrance

Storm water and treatment, stocking of the ponds.

Lake Charles erosion

Fall Festival

Social Club Activity and events held and planned

Lease/Rental & Multi Family residences

Possible reclaimed water coming to the community.

Progress Energy clearing of the trees along Rinehart Road.

Abandoned Homes in the community

ARC guideline changes

Weir Repairs

Rod opened the floor to discussion.

Discussion topics included:
Future changes to the Fence Guidelines

Rod explained that there were two (2) positions up for election on the Board. Presently two (2) names have been submitted for the positions. Rod asked for any nominations from the floor. Three calls were made; no additional candidates were nominated from the floor. The Election was called. Rod Pixley and Joe Mack filled the open positions on the Board for three (3) year terms.

A motion to adjourn by Joe Camarata was entertained at 8:01PM. Seconded by Ross Arbelius. All in Favor.