

## Manderley Homeowners Association

### Minutes of August 5th, 2009 Board of Directors meeting

A meeting of the Board of Directors of the Manderley homeowners association was held on August 5th, 2009 at 6:30 pm at 911 Wallace Court.

President Rod Pixley called the Board meeting to order at 7:00 pm.

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

Member absent were Todd Cannatelli, Rick Gardner and Tracy Belikoff.

The Board members reviewed the minutes of the July 2009 meeting. Lance motioned to accept the minutes as submitted. Seconded by Ira. All were in favor.

#### Treasure's Report:

Ira reviewed the July 2009 monthly and year to date Financial Statements. Ira motioned to accept the Financial Statements as submitted. Doug seconded the motion. All were in favor.

Ira noted that the Profit & Loss sheet reflected \$5000.00 on line item #4015 "Fine Assessments in the Income Area. Ira suggested that the number was not representative of the true picture since a great majority of the \$5000.00 probably would never be collected and thus would fall into "Bad Dept". Kevin will discuss this issue with the accountant to determine the best-case scenario for reflecting Fines that have been assessed to homeowners.

#### New Business (Moved)

Due to some homeowners waiting to hear the outcome of the Boards discussion regarding the Recommendations from the Fines Committee, Rod moved to discuss "New Business - Fines Committee Recommendations".

With regard to the "Failure to Submit Proper Lease Agreement Paperwork", Rod motioned to accept the recommendation of the Fines Committee and levy a \$100.00 fine per day for ten days. In addition, each homeowner would be given two (2) weeks to comply with the request from the date of the letter Specialty Management sends to notify the homeowner of the Assessment. Lance seconded the motion. All were in favor.

With regard to the "Landscape Issues of Violation", Lance motioned to assess each homeowner \$100.00 per day for ten (10) days after a thirty (30) time period from the date Specialty Management sends the letter of notification. Ira seconded the motion. All were in favor.

#### Architectural Review Committee:

Rod presented four (4) Architectural Requests to the Board, in order to expedite the approval process and not keep the homeowners waiting.

1. 587 Randon Terrace - Landscape - Rod motioned to accept. Lance seconded. All in favor.
2. 563 Randon Terrace - Tree Removal - Rod motioned to approve with City permit, Seconded by Lance. All in favor
3. 486 Randon Terrace - Tree Removal - Motioned by Rod, seconded by Lance. All in favor.
4. 293 Randon Terrace - Landscape Changes - Motioned by Rod, seconded by Lance. All in favor.

#### Grounds & Maintenance:

The Reclaimed water project with the City of Lake Mary has been slowed due to the excessive wet weather. The City is presently requesting bids. Rod remains in contact with the City and will update the Board as the project moves forward.

Rod updated the board and guests regarding the two Weirs which have been sand bagged as a temporary fix. The cost to the Association was zero. The City of Lake Mary supplied the sand bags. Rod and Doug picked up the sand bags and placed them at the Weirs.

Several residents have contacted Specialty Management and Board members regarding the irrigation at the front entrance running for several hours each day and everyday. Rod stated that new sod and several new trees had been planted at the front entrance and the irrigation would continue to run through this weekend to allow the sod and trees to take root.

Doug noted that the "Stop Sign" poles have been repainted by Rod and himself. Residents had taped signs on the poles and the tape caused the paint to peel off when the tape is removed. Residents are asked not to tape signs on the poles in the future.

#### Old Business:

As a follow-up to the July meeting, Rod discussed the issue of lowering the speed limit within the community to twenty (20) miles per hour. The City of Lake Mary would like to have a petition signed by the residents of Manderley to confirm that indeed, the majority of residents are in agreement with lowering the speed limit. Rod will create the petition and Doug volunteered to take the petition around the community to get signatures.

#### New Business:

Fines Committee Recommendations were discussed earlier.

Ira was called away from the Board meeting due to an emergency. As a result the Board no longer retained a Quorum. At the time the Board had conducted all current business and saw no additional motions that would need Board approval.

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

The three (3) remaining Board members did stay and open the session up to any questions the guests wanted to discuss.

Minutes submitted by Kevin Ray  
Specialty Management