

## Manderley Homeowners Association

### Minutes of September 2nd, 2009 Board of Directors meeting

A meeting of the Board of Directors of the Manderley homeowners association was held on September 2nd, 2009 at 6:30 pm at 911 Wallace Court.

President Rod Pixley called the Board meeting to order at 7:14 pm.

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

Member absent were Ira Blake and Rick Gardner.

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

Rod motioned to appoint Joseph Mack to the Board of Directors to fill the vacancy of Tracy Belikoff. Todd seconded the motion. All were in favor.

#### Treasure's Report:

Kevin reviewed the August 2009 monthly and year to date Financial Statements. Lance motioned to accept the Financial Statements as submitted. Todd seconded the motion. All were in favor.

Rod noted that the Balance Sheet reflected that monies from the Capital Expenditures Reserve have not been moved to the Storm Water Reserve fund. Kevin will discuss with the accountant and make the required change to be reflected on the September Balance Sheet.

#### Architectural Review Committee:

Rod presented four (4) Architectural Requests to the Board.

1. 318 Randon Terrace - Landscape - Rod motioned to accept. Joe seconded. Rod, Joe and Lance voted yes. Doug and Todd voted no. The motion passed.
2. 503 Randon Terrace - Florida Friendly Landscape - Rod motioned to approve. Seconded by Lance. All in favor

ARC continued

3. 689 Manderley Run - Tree Removal - Lance Motioned to approve with City of Lake Mary permit. Seconded by Todd. All in favor.

4. 324 Randon Terrace - Re-Painting House - motion was previously approved by the ARC Committee.

Grounds & Maintenance:

Rod reported that 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.

Old Business:

Kevin updated the Board on the most recent Fines that have been or will be levied against some homeowners.

Proper Lease Agreement Paperwork:

Of the six (6) homeowners sited for not complying with the Associations Documents regarding submitting the proper paperwork when leasing a home, three (3) have complied (101 Randon -not rental, 353 Randon - not rental and 653 Randon - submitted paperwork) and will not be assessed a fine. Three (3) others, (617 Samantha, 621 Regina and 657 Regina) will be assessed the \$100.00 per day up to ten (10) days.

Unacceptable Landscape:

Eleven (11) homeowners were sited for unacceptable lawns/landscapes. Five (5) homeowners have either made the improvements or are in the active process of making the repairs and the Fines will be withheld pending completion of the repairs by the time the Fines Committee meets at their October 7<sup>th</sup>, 2009 meeting. Those five (5) are: 106 Randon, 318 Randon, 581 Randon, 587 Randon and 635 Samantha. Six (6) other homeowners (113 Randon, 408 Randon, 539 Randon, 617 Samantha, 622 Samantha and 652 Samantha) have chosen to disregard the notices and will be assessed \$100.00 per day up to ten (10) days effective September 5<sup>th</sup>, 2009.

The next Fines Committee Meeting is scheduled for October 7<sup>th</sup>, 2009 at 6:00 PM at the 511 Wallace location.

Rod and Doug discussed the issue of lowering the speed limit within the community to twenty (20) miles per hour. Doug walked the community and asked homeowners to sign the petition that will be presented to the City of Lake Mary Commissioners. One Hundred & Thirty-Eight signatures were obtained which is slightly more than the City required. The City of Lake Mary Commissioners will hear the motion at a meeting to be held on September 17<sup>th</sup>, 2009, at 7:30 PM.

## New Business

Kevin reminded the Board that the 2010 Budget preparations would begin in the next few weeks and to be thinking of the issues of importance to the community that will be addressed next year.

It was noted that an illegal fence has been erected between 544 Manderley and 550 Manderley. No ARC request was submitted by the homeowner for the fence. Additionally, the location of the fence would not have been approved. Kevin will send a letter of Notice of Violation requesting that the fence be removed immediately.

Todd stated that 683 Manderley has what appears to be a strobe light attached to front lawn decorations. The light is distracting to on coming traffic and therefore is considered to be safety hazardous as well as a nuisance. Kevin will notice the homeowner to have the light removed.

Rod stated that the Fall Festival is scheduled for November 14<sup>th</sup>, 2009 and the Social Committee is working very hard to make the Festival the best one yet.

Lance motioned to adjourn. Seconded by Todd. All were in favor.  
Meeting adjourned at 8:38 PM.

Minutes submitted by Kevin Ray  
Specialty Management