

Minutes of October 6th, 2010 Board of Directors meeting

A meeting of the Board of Directors of the Manderley homeowners association was held on October 6th, 2010 at 6:30 pm at 911 Wallace Court.

President Rod Pixley called the Board meeting to order at 6: 34 pm.

Board members in attendance were Rod Pixley, Rick Gardner, Ira Blake, Joe Mack and Todd Cannatelli .
Member absent was Lance Beck.

The Board members reviewed the minutes of the September 2010 Meeting. Todd motioned to accept the minutes. Seconded by Rick.
All were in favor.

Treasure's Report:

Rod reviewed the September 2010 monthly and year to date Financial Statements.

Rod asked about the \$450.00 in Misc. Income. Kevin will clarify the income. (Upon returning to the office 10/7/2010, Kevin determined the Misc. Income was from six (6) Lease application fees that had been collected)

Todd motioned to accept the Financial Statements as submitted. Joe seconded the motion. All were in favor.

Architectural Review Committee:

Four (4) Architectural Requests were submitted to the Board.

1. 384 Randon Ter.- Landscape Upgrade - Approved by Committee
2. 658 Manderley - Fence - Approved by 100% email Board vote.
3. 408 Randon - Landscape Upgrade - Approved by Committee.
4. 611 Manderley- Landscape Upgrade - Approved by Committee.

Grounds & Maintenance:

Rod again reminded the Board that as a result of the rainwater being too high, the retention areas and ponds would be cut in late Oct. or Nov.

Several trees have been planted by the owner of 329 Randon Terrace at the edge of the property line. However several of these trees are actually planted on the berm that is designed to contain the pond area and is designated as Common Area. Rod contacted the owner in September about the options available. One would be to submit a MOU which would allow the transfer of liability and responsibility to the property owner, or secondly, to remove and repair the area at the owners cost. The homeowner is consulting with their attorney and has yet to respond to the Board. Rod will follow-up with the owner.

Old Business:

Rod was approached by the owner of 251 Randon Terrace about planting St. Augustine as an option rather than Bahia grass on the common area to the side of 251 Randon. The owner stated that he would be responsible for watering that section of Common Area. Rod will draft a MOU, which the owner agreed to sign.

Rod discussed the issue of Trash Cans being visible from the street. In the years since the Association's Documents were adopted, the City of Lake Mary has introduced the larger trashcan that the Board acknowledges, can present some issues as far as storage of the trashcan according to the Documents. The Documents would have to be amended to accommodate the change. After much discussion, the Board decided to create a Committee to study the issue and bring suggestions to the Board in the hopes of amending Article XIV, Section 15. The committee consists of Rod Pixley, Hugh Mason and Glenn Vandewater.

New Business:

Kevin distributed information regarding the planning for the 2011 Budget. The Finance Committee will meet on Oct 21st, 2010 @ 7:00pm. The location is Rod Pixley's home @ 299 Randon Terrace.

Rod noted that the Fall Festival is scheduled for November 6th 2010. More information will follow.

Glenn Vandewater requested the Board review allowing boats to be secured down the lakes edge. There was some discussion regarding the insurance liability associated with securing the boats at the lakes edge. Kevin will contact the insurance Company.

Glenn also brought up the issue of the dead Common Area to the side of his home. He suggested that he would look into extending his irrigation system to water the area if the Association would put in St. Augustine grass. Other suggestions included assorted drought tolerant plants with mulch added to retain moisture. The Board will get estimates.

On September 16th, 2010 a special Board meeting was called in order to move forward with issues regarding 443 Randon Terrace. Rod motioned to accept the minutes of that meeting. Ira seconded the motion. All were in favor. Those minutes are attached.

Ira motioned to adjourn. Seconded by Rick. All were in favor. Meeting adjourned at 7:50 PM.

Minutes submitted by Kevin Ray
Specialty Management