

Manderley Homeowners Association

Minutes of December 15th, 2010 Board of Directors meeting

A meeting of the Board of Directors of the Manderley homeowners association was held on December 15th, 2010 immediately following the Annual Meeting of Members located at 911 Wallace Court.

President Rod Pixley called the Board meeting to order at 7:20 pm.

Board members in attendance were Rod Pixley, Todd Cannatelli, Ira Blake, Lance Beck and Joe Mack.

Members absent were Rick Gardner and Doug Chapman.

Lance motioned to approve the minutes of the November meeting. Todd seconded the motion. All were in favor.

After some discussion of the Board positions, the following motions were made and approved:

Rod Pixley – President - Motion by Lance, 2nd by Ira. All in favor

Joe Mack – Secretary - Motion by Joe, 2nd by Rod. All in favor

Ira Blake – Treasurer – Motion by Rod, 2nd by Lance. All in favor

Lance Beck – Vice President – Motion by Rod, 2nd by Joe. All in favor

Todd Cannatelli – Director.

Rick Gardner – Director.

Rod noted that the resident at 443 Randon was given time to chose another acceptable date to present their case to the Fines Committee.

Rod also noted that the water levels are down in the ponds and he will be getting an updated bid to repair the weirs.

The Fines committee met on November 18th, 2010. Eleven (11) homes were sited for Fines and recommended for Fines by the Committee.

Rod motioned to accept the recommendation of the Fines Committee. Lance seconded the motion. All were in favor.

Rod stated that he was negotiating with Markham Woods Landscaping regarding the fertilization and pest control contract. He would present the finding to the Board at the January meeting. He hopes to save the community as much as \$5000.00.

Lance discussed adding the stop signs and safety signs to the street adjacent to the conservation area along Manderley and Randon. Rod noted that the City of Lake Mary will provide the signs but the Association would have to pay the cost of the brackets. Lance motioned to allocate \$279.00 for the purchase of the brackets. Todd seconded the motion. All were in favor.

Ira motioned to adjourn. Seconded by Lance. All were in favor.
Meeting adjourned at 7:43 PM.

Minutes submitted by Kevin Ray
Specialty Management

Minutes of November 18, 2010 Fines Committee Meeting

A meeting of the Fines Committee of the Manderley Homeowners Association was held on November 18, 2010 at 6:00 p.m. at 1035 Primera Blvd.

Chairman Tom Cockman called the committee meeting to order at 6:00 p.m.

Committee members in attendance were Bill McDonough and Cheryl Jackson. Rod Pixley was present representing the Board of Directors.

The homeowner from 634 Samantha Lane was present to address the committee. After a short discussion, the homeowner acknowledged that he had recently performed extensive maintenance to his property (including mowing, trimming and seeding) to bring the yard into compliance.

After the homeowner made his presentation to the group, the committee informed him that his property was inspected earlier that day and still considered to be in non-compliance. The homeowner asked if there was anyone that could advise him as to what needed to be done to bring his property up to standard. Rod agreed to assist the homeowner after the Thanksgiving holidays.

The group briefly discussed the professional appeal of the facility and the advantages of scheduling the Fines Committee meetings on dates other than those of the monthly Board meetings. The group also proposed the idea of having regularly scheduled fines meetings throughout the year rather than the random schedule that now exists.

The committee's recommendations to the Board of Directors were that the following list of homes be fined \$100 per day, not to exceed 10 days per Florida Statutes:

FENCES

| | | |
|--------------------|---------|------------------|
| 443 Randon Terrace | Malone | Illegal Fence |
| 539 Randon Terrace | White | Fence Appearance |
| 569 Randon Terrace | Freese | Fence Appearance |
| 623 Samantha Lane | Espinal | Fence Appearance |
| 633 Regina Lane | Martin | Fence Appearance |
| 650 Regina Lane | Patel | Fence Appearance |

LAWNS

| | | |
|--------------------|---------|-----------------|
| 329 Randon Terrace | Sexton | Lawn Appearance |
| 569 Randon Terrace | Freese | Lawn Appearance |
| 617 Samantha Lane | Cronin | Lawn Appearance |
| 623 Samantha Lane | Espinal | Lawn Appearance |
| 634 Samantha Lane | Emens | Lawn Appearance |

Meeting adjourned at 7:05 p.m.

Minutes submitted by Tom Cockman
Chairman of Fines Committee