

Minutes of September 1st, 2010 Board of Directors meeting

A meeting of the Board of Directors of the Manderley homeowners association was held on September 1st, 2010 at 6:30 pm at 911 Wallace Court.

President Rod Pixley called the Board meeting to order at 7:05 pm.

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

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

Fines Committee:

It is noted in the minutes that the Fines Committee met prior to the Board meeting. Several residents were in attendance for the Fines Committee. Rod suggested that while all the residents in attendance were more than welcome to attend the Board meeting, the Board would alter the agenda and discuss the recommended Fines first rather than delaying the discussion to the end of the Board meeting.

Each home that had been sent Intent to Fine letters was discussed as the Chairman of the Committee went through the list of homes. Many homes had come into compliance and were removed from the list.
The following list of homes was recommended by the Committee to be fined \$100.00 per day not to exceed 10 days per Florida Statues.

1. 100 Randon - fence
2. 521 Randon - fence
3. 539 Randon - fence
4. 569 Randon - fence
5. 575 Randon - fence & lawn both separate issues & fines
6. 646 Manderley - fence
7. 610 Manderley - fence
8. 660 Randon - fence
9. 623 Samantha - fence
10. 635 Samantha - fence
11. 627 Regina - fence
12. 633 Regina - fence
13. 650 Regina - fence
14. 658 Manderley - fence
15. 443 Randon - illegal/unauthorized fence

Rod motioned to except the recommendation of the Fines Committee, to assess each offence \$100.00 per day not to exceed 10 days per Florida Statutes. Rick seconded the motion. All were in favor.

The resident from 443 Randon Terrace, was present and addressed the Board regarding the illegal/unauthorized fence in the front yard. After a short discussion the resident acknowledged that her daughter, who was in attendance, was acting in a legal capacity representing her interests. As the Board was not represented by legal counsel, it was decided to table any further discussion on the matter.

Treasure's Report:

Rod reviewed the August 2010 monthly and year to date Financial Statements. Rod requested a breakdown on line item #1012 - Checking and #1126- Reserves in an effort to determine how much of the current balances in both line items have been dedicated to expenditures approved for 2010. The Board also would like to have the expenses for Pro Staff prorated out on a monthly basis. Kevin will discuss with the account and updated by the September meeting.

Rod motioned to accept the Financial Statements as submitted. Rick seconded the motion. All were in favor.

Rod updated the Board of Directors on the negotiations with the realtor representing 617 Samantha. The original offer was for \$1403.32.at closing on the property in lieu of the full balance of \$3403.32. Rod negotiated on behalf of the Association as per the motion of the July meeting. The Association will receive \$2725.00 as payment. Rod motioned to accept the \$2725.00. Lance seconded. All were in favor.

Architectural Review Committee:

One (1) Architectural Requests were submitted to the Board.

1. 107 Randon Ter.- Replace Roof. Motion by Rod, Seconded by Todd. All were in favor.

The resident from 658 Manderley Run requested a 30-day extension on any fine, which would allow time to price and install a new fence on property. Rod suggested the resident submit the ARC request and in an effort to expedite the process the Board would use the email vote rather than delay until the next Board meeting in October for approval.

Grounds & Maintenance:

Rod mentioned that as a result of the rainwater being too high, the retention areas and ponds would be cut in 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 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.

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.

New Business:

Rod noted that the MOU has been signed regarding 449 Randon. The MOU states that the homeowner will maintain, mow and irrigate an extended area beyond the rear property line.

The Board discussed a concern from a resident regarding parking on Randon, north side of the bowl and Manderley south side of the bowl. The parking in these areas has become a safety issue. Lance motioned to allow the City of Lake Mary to dedicated both the north side of the bowl on Randon and the south side of the bowl on Manderley as NO Parking Zones. The City would be authorized to install NO Parking signs in both areas. Todd seconded the motioned. All were in favor.

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

Lance motioned to adjourn. Seconded by Rick. All were in favor.
Meeting adjourned at 8:10 PM.

Minutes submitted by Kevin Ray
Specialty Management