

## Minutes of September 7th, 2011 Board of Directors meeting

A meeting of the Board of Directors of the Manderley homeowners association was held on September 7th, 2011 at 6:30 pm at 911 Wallace Court.

President Rod Pixley called the Board meeting to order at 6:36 pm.

Board members in attendance were Rod Pixley, Joe Mack, Todd Cannatelli and Adam Rafalski.

Members absent were Doug Chapman, Ira Blake and Lance Beck.

The Board members reviewed the minutes of the August 2011 Meeting. Adam motioned to accept the minutes. Seconded by Joe. All were in favor.

### **Treasure's Report:**

Rod reviewed the Financial Statements. Discussion followed. Rod motioned to accept the Financials. Todd seconded the motion. All were in favor.

Rod discussed the preparations for the 2012 Budget Meeting and set a tentative timetable for the Budget Committee meetings.

September - (3<sup>rd</sup> week TBA) Begin the collection of all relevant Budget information.

October - (Date TBA) Full Budget Discussion

November 2<sup>nd</sup> – Board vote on 2012 Budget

December 7<sup>th</sup> – Annual Meeting, Budget presented to full membership.

### **Architectural Review Committee:**

Three (3) Architectural Requests were submitted to the Board.

1. 617 Samantha Lane – FI. Friendly landscape - Approved by Committee.
2. 100 Randon – A/C Window Unit – Denied by Board. Documents prohibited.
3. 480 Randon – Tree Removal – Motion by Rod, 2<sup>nd</sup> by Todd. All in favor pending City permit.
4. 480 Randon – Replace Front Door – Motion by Rod, 2<sup>nd</sup> by Adam. All in favor pending City permit.
5. 342 Randon – Replace Roof shingles. Motion by Rod, 2<sup>nd</sup> by Joe. Two (2) choices were submitted. All were in favor. Homeowner can choose either shingle for installation.

### **Grounds & Maintenance:**

1. Rod updated on the repair of the Weir – All parties have approved the project to move forward. Rod will schedule with the contractor. The estimated cost of repairs will be approximately \$12,000.00, considerably less than originally budgeted.

2. Rod noted that the Pressure Cleaning of the sidewalks, sewer caps and several other areas within the community has been completed.

3. Two (2) additional trees in the front island have been damaged. The landscape contractor is analyzing the tree and soil to determine just what caused the tree's deterioration. This is the second time trees have been destroyed in the front island. The Board believes it is due to vandalism.

Rod motioned to allocate up to \$3000.00 to replace the two trees. Adam seconded the motion. All were in favor.

As a result of the vandalism to the front entrance, the Board discussed the possibility of installing surveillance cameras at the front entrance. Rod motioned to allocate up to \$2500.00 towards the cameras. Seconded by Todd. All were in favor.

Upon further discussion the Board felt it necessary to establish an Asset Protection Committee, which would oversee the Association's assets moving forward. Rod motioned to establish the Asset Protection Committee. Seconded by Todd. All were in favor. Adam was appointed Chairperson of the committee with Todd and Joe as members of the committee.

### **Old Business:**

Todd deferred the report on the Signs until the October meeting.

The Board will consider stocking the lakes with fish after the Weir project is completed.

Todd voiced a concern about the condition of the water in the lakes/ponds. He suggested that the Board might consider analyzing the water to be sure it is not contaminated.

Rod motioned to allocate up to \$500.00 to analysis the water in each of the lakes/ponds. Seconded by Todd. All were in favor.

Rod noted that he had officially received notification via letter that Doug Chapman has resigned. The Board will look to appoint someone to fill his position until the Annual Election.

### **New Business:**

Rod discussed a tenant/lease agreement received from 664 Manderley Run. The application has been submitted as well as a check for the background investigation. Rod motioned to approve the application pending the results of the background investigation. Seconded by Adam. The motion passed with three (3) in favor and one (1) Todd voting no.

The Board discussed at length, the need to clarify what is accepted under the Florida Friendly landscape guidelines so residents are not just laying down mulch to correct a landscape violation. Native Florida plants must be installed as per the Florida Statues.

Adam motioned to adjourn. Seconded by Todd. All were in favor.  
Meeting adjourned at 9:08 PM.

Minutes submitted by Kevin Ray  
Specialty Management