

Manderley Homeowners Association, Inc.

MINUTES OF THE ANNUAL MEETING OF MEMBERS

December 3rd, 2008

These Minutes will be approved at the December 2009 Annual Meeting

The annual meeting of members for the Manderley Homeowners Association was held on December 3rd 2008 at 6:30 p.m. at 911 Wallace Ct. Lake Mary, FL.

President Rod Pixley called the meeting to order at 6:45 p.m.

A first call for quorum of the members was not achieved. 63 needed.

A second call for quorum was verified with 44 members present in person or by proxy.

The minutes of the 2007 annual meeting were reviewed. Todd Cannatelli moved to accept the minutes as submitted. Seconded by Lance Beck. All were in favor.

Rod introduced the Board of Directors and Kevin Ray representing Specialty Management.

Rod reviewed process that the Board of Directors went through to establish the new 2009 budget for Manderley Homeowners Association. All expenses were laid out on a spreadsheet. The 2009 budget decreased by \$15.92 and was approved at \$468.70.

Rod gave a presentation of the Year in Review. A list of those topics follows:

Newsletter Activity

Storm water and treatment of the ponds.

Upgrade the landscape lighting

Fall Festival

Social Club - several events are planned

Mailbox project - repair or repaint the mailboxes.

Possible reclaimed water coming to the community.

Progress Energy clearing of the trees along Rinehart Road.

Rod introduced Kat McLane, chairperson of the Yard of the Month Committee, Kat announced the winners of the "Yard of the Year" awards. First place award of \$100.00 went to Joseph & Laurie VanHeyde @ 585 Lake Coven Court. Second place award of \$50.00 went to Evelyn LaBruto @ 389 Randon Terrace. Two third place awards of \$25.00 each were given to Hurr Baqri @ 695 Manderley Run and James & Denise Campbell @ 563 Randon Terrace.

Rod explained that there were five (5) positions up for election on the Board. Presently five (5) names have been submitted for the positions. Rod asked for any nominations from the floor. Three calls were made; no additional candidates were nominated from the floor. The Election was called. Lance Beck, Ira Blake, Todd Cannatelli, Doug Chapman and Rick Gardner filled the open positions on the Board.

Rod announced the Nominating Committee that will serve until the next Annual Election takes place. The Committee consists of: Denise Campbell, Joe Mack and Rod Pixley.

Rod opened the floor to discussion about Article XIV, Restrictions, Section 13, Standing Cycles or other items.

Some concerns and complaints have been registered regarding the children's swings that are hanging from some front yard trees. Four (4) swings have been noted.

Denise Campbell (563 Randon Terr.) motioned that the swings in question be noted as Playground Equipment. Steve Coburn (591 Lake Coven Ct) seconded the motion.

Discussion followed regarding the pros and cons of the issue. Rod noted that the Board of Directors has looked at the enforcement of this and other situations that fall under Article XIV, such as the lawn benches that are in front yards. Rod emphasized that to enforce the swings would mean that all other items under Article XIV would have to be enforced equally. That would include bicycles, scooters, wagons, chairs, benches, tables, toys, basketball hoops or other such item. None of which could be left in the front of homes from Sundown to Sunrise.

Rod called the motion to a vote. The vote was unanimous. Not one homeowner opposed the motion.

A motion to adjourn by Lance Beck was entertained at 8:23PM. Seconded by Keith Marcel. All in Favor.