

Manderley Homeowners Association

Minutes of May 5th, 2010 Board of Directors meeting

A meeting of the Board of Directors of the Manderley homeowners association was held on May 5th, 2010 at 6:30 pm at 911 Wallace Court.

President Rod Pixley called the Board meeting to order at 6:38 pm.

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

Members absent were Doug Chapman.

The Board members reviewed the minutes of the April 2010 meeting. Ira motioned to accept the minutes. Seconded by Rick.

All were in favor.

Treasure's Report:

Ira reviewed the April 2010 monthly and year to date Financial Statements.

Ira motioned to accept the Financial Statements as submitted. Lance seconded the motion. All were in favor.

Architectural Review Committee:

Rod presented five (5) Architectural Request to the Board.

1. 389 Randon Terr - Florida Friendly Landscape front. Approved by Committee.
2. 659 Manderley - Florida Friendly Landscape front. Approved by Committee.
3. 113 Randon - Tree Removal, permit included. Rod motioned to accept. Rick seconded. All in favor.
4. 281 Randon - Replace existing roof. Motion by Rod, Second by Lance. All were opposed. Motion failed. Rod will follow-up with owner to select a different color for the shingles.
5. 468 Randon - Florida Friendly Landscape - Request was tabled. Rod will clarify with owner the elevation situation.

Grounds & Maintenance:

Rod had met with the landscaper to discuss the condition of the common property. The winter freeze & frost have done considerable damage. Certain parts of the Common Areas will need to be resodded.

Old Business:

Rod mentioned the Weir project remains on hold due to the excessive rain. The Weir's are presently underwater.

New Business

Tenant Handout:

Todd is working on a draft copy of a handout to Tenants that would make them aware of just what is expected in terms of maintaining the property and abiding by the Covenants of the Association. Open discussion followed regarding the items that should be included in the handout. Todd will present his draft copy at the June Board meeting.

Fines Committee:

Rod mentioned that the Fines Committee would meet prior to July Board Meeting.

Fence Amendment:

The Board continues to be looking at amending the Association's Fence Rule. Rod stated the Association should look beyond the standard excepted wood fences. They do not stand up to the weather and many times lack the proper maintenance in order to keep their appearance within the standards of the Associations guidelines. Situations to look at included lake front properties, as well as different styles and designs. Further information will be discussed at the June meeting.

Lance motioned to adjourn. Seconded by Rick. All were in favor.
Meeting adjourned at 8:50 PM.

Minutes submitted by Kevin Ray
Specialty Management