

# MANGO GROVES

HOMEOWNERS ASSOCIATION, INC.

## Board of Directors Meeting Minutes

January 13, 2020

Seffner Mango Library

410 North Kingsway Road Seffner, FL 33584

### 1. Call to Order – Certifying of Quorum

The meeting was called to order at 6:30 p.m. It was confirmed that the meeting notice was posted for owners and the information was available on the community website. Board members Linda Constant, Terri Taylor, Cynthia Cook and Terri Taylor were in attendance, Karen Bickford and Michelle Suttle were unable to attend. Four (4) Homeowners were in attendance. It was determined that a quorum was established. Kelly Mauzy represented McNeil Management.

### 2. Approval of Minutes

The Board reviewed the prior meeting minutes as prepared by Manager.

**On Motion:** Duly made by Linda Constant, second by Terri Taylor and carried unanimously.

**Resolve:** To waive reading of the prior meeting minutes and approve them as presented.

### 3. Management Reports

Manager presented the financial and management reports and responded to questions.

### 4. Unfinished Business

**County Mini Grant:** Board member who was leading was not in attendance to discuss.

**Community Guideline Updates and Recording:** The Board wished to postpone due to two Board members unable to attend.

**Paint Schemes:** A copy of the recorded colors were sent to each homeowner on file. An affidavit of mailing is on file with McNeil Management.

**Sidewalk:** SR112767 Hillsborough County Ticket- Pending. No new information to report. Still awaiting a date for repair.

**Entrance Sign:** One insurance carrier paid out \$262.93. The repair for the damage was \$876.42 leaving \$613.49 not paid. Manager reached out to the Attorney to see if the amount is worth pursuing.

**SFWM:** Project began for the maintenance of the retention areas. It has been delayed several times due to rain causing too much moisture in the soil for the heavy equipment to work. Vendor continues to update any changes to the manager.

### 5. New Business

#### **MRTA-Preservation of the Covenants and Restrictions (Marketable Record Title Act):**

Manager presented the annual requirement regarding Florida Statue 720.3032, consideration of Preservation of the Covenants and Restrictions. The Board is required to annually consider the filing of a notice to preserve the covenants/ restrictions affecting the community from extinguishment under Marketable Record Title Act (MRTA). Manager indicated that the Association is 19 years old, so preservation is not a pressing concern at this time. The Board will need to be concerned about preservation in 2031.

**Website-Updates:** The webmaster has uploaded new content per the direction of the Board.

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## 6. Discussion

Dog Poop  
Feral Cats  
Illegal Parking  
Number of rentals in the community  
"Know Thy Neighbor" social activity  
Rebuilding Tampa Bay- Grant Program

## 7. Adjournment

Next Meeting is scheduled for April 20th at the Seffner Mango Library.  
The meeting was adjourned at 7:50 p.m.

  
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Prepared by Manager on Behalf of the Secretary