CALL MEETING TO ORDER
The meeting was called to order by Bill Moore at 4:01 pm on Tuesday, March 22, 2011 at the Braden River Branch Library, 4915 53rd Ave East, Bradenton, FL.

DETERMINATION OF A QUORUM
Present in person were William Moore, Raymond Gallion, Dennis McEachen, Bill Straight, Raleigh Jackson, and Alisha Miller-Burris. Also present was Shane Raniere representing Progressive Community Management, Inc. (PCM).

PROPER MEETING NOTICE
The notice for the meeting was posted in accordance with Bylaws of the Association and requirements of Florida Statutes.

APPROVAL OF MINUTES
Ray Gallion, after reading the minutes of February’s BOD Meeting, made a motion to approve the minutes from the February 2011 Board of directors Meeting. The motion was seconded by Raleigh Jackson.

All directors present voted in favor of the motion. Motion passed

COMMITTEE REPORTS
ARCHITECTURAL REVIEW COMMITTEE -
William Sutton: Replace two oak trees with a southern magnolia. Raymond Gallion made a motion to approve, Raleigh Jackson seconded the motion.

All directors present voted in favor of the motion. Motion passed

William Sutton: Screen door on front door and garage doors - Would like to table this until we see some additional specifications

Theresa Galbraith: Replace one oak tree with a southern magnolia Raymond Gallion made a motion to approve. Raleigh Jackson seconded the motion.

All directors present voted in favor of the motion. Motion passed

RULES AND REGULATIONS COMMITTEE -
Raleigh Jackson: We are working on finalizing of the Rules and Regulations. A draft should be ready to present to the Board by the next Board Meeting.

COMMON AREA MANAGEMENT COMMITTEE -
Alisha Miller-Burris: We have one volunteer. We will recruit an additional volunteer and commence walking the grounds.
SOCIAL COMMITTEE
Bill Moore: This coming Saturday we will have a garage sale from 8:00am to 2:00pm. All gates will be open during this time.

NEW BUSINESS
Resignation –
Bill Moore read a letter of resignation of the Board of Directors from John Milian. The Board will accept resumes from any owner who wishes to serve on the Board. The deadline is April 10, 2011. The Board will vote on the new Board of Directors Member at the next meeting.

Gap Insurance -
Bill Sutton of Progressive Community Management was unable to attend this meeting. We will table this decision until the next Board Meeting.

Entry Lighting -
Jeff Morris: A unit owner and lighting engineer spoke about the lighting proposal. We want to add more lighting around the entry gates and on the front sign. We will be looking into a composite material for the poles that could save us some money.

The current proposal is all inclusive. We are looking to have the contractor provide us with the proposal separated into three phases.

The board will be seeking proposals from two additional companies once we have finalized the specs for the project.

Lawns -
A letter was sent out to all owners encouraging them to fertilize their lawns.

Pump Station –
Hoover Pumps Inc. installed and currently maintains the pump station. We have a maintenance contract with Hoover Pumps Inc. for our irrigation pump station.

Hoover Pumps has sent us a proposal that will help us better control the irrigation water usage. The cost is approximately $3,500.00. The Board will look at this proposal in more detail before coming to a decision.

Commissioner’s Meeting –
There was a commissioner’s meeting held on March 10, 2011. They are proposing a commercial development including a drive through restaurant along with a residential area with 214 lots for homes on the southeast corner of Lockwood Ridge and Honore Avenue. Three homeowners went to meeting with concerns. We are looking for a wording change that would further restrict the type of drive through restaurant that could be built in this location. Mr. Neal (developer) stated that he understood our concerns and will work toward the revision.
Water Rights
Raymond Gallion made a motion to send the water rights turnover paperwork to the attorney. The motion was seconded by Bill Moore.

All directors present voted in favor of the motion. Motion passed

FOR THE GOOD OF MANDALAY
Owner: There are parts of the 59th Street wall that are crumbling.

Owner: Is it in the TLC contract to mulch? Yes.

Owner: There are nonresidents who are entering the property through the open areas of the fence creating a nuisance.

Owner: Is there any progress on the Painting driveways issue? The Board is still working on finalizing the Rules & Regulations.

Bill Straight: The current pump system is not capable of handling the Bryozoan micro-organism. That is the cause of the clogging of the irrigation system.

Owner: The 4:00pm timeframe is difficult for a lot of homeowners to attend.

ADJOURNMENT
There being no further business a motion was made and seconded to adjourn the meeting at 5:30pm.

All directors present voted in favor of the motion. Motion passed.

Respectfully submitted,

Shane Raniere,
Recording Secretary

Prepared by: Progressive Community Management, Inc.