

Manchester Park HOA Board Meeting
November 1, 2017
Meeting Minutes

Members of the Manchester HOA Board Meeting in attendance:

- Tony Banco
- Joanne Benson
- Karen Brooks
- Thomas Smith

Absent:

- Jim Harvey

Tony Banco called the meeting to order at 6:40 PM.

- I. First item of discussion was the Board's concern regarding the correspondence and communication cadence from MJS Management. The Board will follow up with MJS on this item, as well as the updated invoice letters, the responses to the RFP for Landscaping and other unresolved items in November.
- II. Second item of discussion was violations. It was noted that no violations since the last meeting were shared with the Board by MJS. The Board will follow up with MJS.
- III. Third item of discussion was a follow up from Tony Banco on the speed limit within the neighborhood. Tony contacted the Resident Deputy to discuss lowering the speed limit in the neighborhood to 15 or 20 MPH. The Resident Deputy gave instruction on how to officially make this request.
- IV. Fourth item of discussion was initiatives or activities the Board could support. The Board unanimously approved to provide refreshments for the opening night of the annual Christmas light display by community member, David Snipes, on Friday, December 1, 2017. Karen Brooks will contact David regarding attendance and details. Joanne Benson will coordinate the purchasing of refreshments.
- V. Fifth item of discussion was the Review of the Architectural Guidelines for Manchester Park.

Items the Board voted unanimously to change (see attached updated Manchester Park Architectural Guidelines 11022017.docx):
 1. Cover Page – Add "For Manchester Park Community"
 2. Page 2, **Section B – Authority and Functions**. Remove "For Builders, the name and phone number of the contact for the present Authority is The Mungo Company at (803) 749-9000."

3. Page 18, **Section C – Secondary Improvements**, last paragraph. Remove “...and Improvements of this type shall only be approved in areas where they can not be viewed from the community’s streets or from adjoining lot.”
4. Page 26 – **Basketball Goals and Playground Equipment**. Remove “and no basketball goal ...”. Add “(See Manchester Park Rules and Regulations 10-16-2017 document for basketball goal standards.)” as the last line of the section.
5. Page 28 – **Playground Equipment, Etc.** Remove entire section.
6. Page 29 – **Storage Buildings and Outbuildings**. Remove last sentence, “All Improvements of this type shall be constructed of exterior materials (siding, shingles trim and exterior paint color) and be of a design (roof pitch, overhang, etc.) that closely match those of the home on the Lot on which they are to be constructed or placed, unless otherwise approved by the Developer or the Authority.”
7. Page 32 – **Fences**. Remove the first sentence and replace with “Six (6) foot privacy fences constructed of wood or composite materials with a straight or scalloped top are the approvable fence type for this community.” Remove last line of section, “Current standard stain color is Olympic Elite – Chestnut Brown” and replace with “A natural color stain may be requested.”
8. Page 32 – **Swimming Pools**. Remove first two sentences “Applications for swimming pools are reviewed on a case by case basis. Above-ground pools shall not be allowed.” and replace with “Applications for swimming pools (in-ground, framed above ground, or ringed above ground) are reviewed on a case by case basis.” Add this sentence at the bottom of the paragraph, “Ringed above-ground pools are considered seasonal and will only be approved from April 1st and must be taken down by October 31st.”

VI. The sixth item of discussion was the decision by the Board to upload the Architectural Application forms and the Violations forms to the Community Facebook page.

The meeting was adjourned at 8:30 PM.

Respectfully Submitted,

Joanne Benson

Joanne Benson, Secretary