Manchester Park HOA Meeting (Annual Meeting)

November 9, 2023

Annual Meeting Minutes

Members of the Manchester Park HOA Board in attendance of Meeting:

* Tony Banco, Shaun Fenchel, Tyler Komisar
* Absent: Ricky Bamberg

Tony Banco called the meeting to order at 7:02PM.

1. Not enough lots were in attendance to allow for a quorum. (The meeting was canceled and reopened to allow for business to take place with less lots represented) Meeting was adjourned at 7:08pm.
2. 7:15pm meeting was reopened with 12 lots for the meeting. (A report with proof of meeting invites was provided to the President of the HOA Board, Tony Banco, by the representative from MJS, Al Martin).
3. Introduction of the board members took place.
4. Al Martin from MJS went over the 2023 Budget and presented the approved 2024 budget. (No questions were asked from the floor.)
5. The board then announced the resignation of the Board member, Karen Brooks. Karen had recently sold her home and moved from the community.
6. Elections of new board members took place. There were no nominations from the floor and the current board members up for reelection agreed to stay on.
7. The floor was then updated for general discussion.

Topics Covered:

-Solar Panels (All in the attendance agreed not to change bylaws as written.)

-Social Media Page. (All in attendance agreed to still allow the board to approve posts and membership.)

-Security Camera installation (Funds are not in the budget to add at this time.)

-Rear Entrance needs (Lights to be fixed and maybe add a light to the sign.)

-Animal problems need to be reported to the Lexington County Animal Control and not the HOA.

-Website information was shared and explained how lot owners can advertise for free on the website.

1. The board then went over the violations process and covered the top 3 most reported violations.

-1. Parking in the street

-2. Yard maintenance

-3. House maintenance (Pressure Washing or Repairs)

1. The Facebook page is getting a lot of spam request from people not in the community. Board members were reminded to not approve any member request that do not answer the questions that confirm residency.
2. President Tony Banco then gave an update on the sign project and advised that the sign is under warranty and will be repaired in the spring of 2024.
3. Tony Banco shared some numbers of what it cost to operate the community and shared some numbers for better explanation.

Each House is $200 in annual fees. If all lots paid that would be $40,000 (Manchester Park has 200 homes)

-MJS Annual fee $9,000 = 45 homes

-Landscaping Fees $17,000 = 85 homes

-Insurance Fees $2,450 = 12.25 homes

-Utilities $2,550 = 12.75 home

Other Bills for the community :

-Attorney fees

-Repair fees

-Website dues

-Lexington County Property Taxes

-Violation and Architectural Fees

-Copy/Postage

-Accounting Fees

-Capital Reserve Funds

1. The floor was then opened for any last questions. (No questions were asked)

Meeting Adjourned at 8:33pm

Respectfully Submitted,

Tony Banco, Manchester Park HOA President