

To: Mango Park Homeowners

From: Carl Bretko

Subject: 2019 Review

As we approach the Annual Mango Park Homeowners Meeting next Monday, January 27th, I'd like to present the challenges and accomplishments of 2019. It has been my pleasure to chair your association over the past twelve months. I congratulate the 2020 BOD consisting of Sean Tracy, Chairman, Lorraine Grace, Treasurer and whomever is elected as Secretary on January 27. Having worked with Sean and Lorraine, I can attest that this will be a competent and active Board.

The primary challenges and remedies of the HOA 2019 were:

1. **Review and evaluate full- service ground care providers** – Twelve firms were interviewed during a one-month period last Spring and bids were eventually received from ten. This exercise provided valuable insight into the range of capabilities provided across a spectrum of companies. Ultimately West Bay was selected as the best price/value provider and a new agreement was signed.
2. **Seepage on 91st Street** – 91st Street north of 19th Drive has been emitting ground water to its surface for several years. Slippery conditions became common on this stretch of asphalt. This issue was identified, and remedial efforts began in 2018. With the help of the Manatee County Commissioner, Stephen Jonsson and Debbie DeLeon of his office, the under drains were replaced on 91st. This was a major project and as of this writing appears to have solved the problem.
3. **Resurfacing of Mango Park and 17th Avenue NW** – Again, I must acknowledge the Manatee County Commissioner's team for keeping the promise to pave Mango Park in 2019. This is a substantial improvement which will benefit our community for years to come. We worked with the HOA Chairs of "The Loop" and "Wisteria Park" to bring County attention to the decaying condition (due to heavy construction traffic in 2017/2018) of 17th Ave. NW. I* believe this collective effort of the three associations resulted in the smoothing and paving of this highly trafficked road for the benefit of all.
4. **The Pond** – The retention pond on the north side of 19th Drive NW is thirty years old. Erosion and invasive flora along with silt and debris have challenged the purpose of this retention pond. We employed Roto-Rooter to clean the drainage pipe in 2018. However, the system which was approved following this 2018 exercise was failed by The Southwest Florida Water Management District (SWFWMD) in the Spring of 2019. The HOA has been exploring various solutions to bring the pond into compliance at the least cost. We have received two extensions to remedy the issue from SWFWMD. A "Pond Committee" of several knowledgeable and interested homeowners has been formed and they are working with a third-party engineering firm to identify the least cost, greatest longevity solution. We should have a path forward defined by mid-2020.

It has been a busy year and I want to thank Sean and Lorraine for their time and diligent efforts. They have provided valuable insight and contributions. Also, thanks to the Architectural Review Board (ARB) for their time and contributions throughout the year. I wish all our residents a happy and healthy 2020!

Sincerely, Carl Bretko