



Mission Estates

HOMEOWNERS ASSOCIATION



Message From Your Board:

June 2021

Hello fellow residents,

It's June and as usual we're quickly heading in to another balmy summer and what could also be an active Hurricane season. As with the previous Newsletter, residents have raised questions about a variety of topics and we are confident that the majority will be answered or clarified with the content of this letter.

In the previous newsletter, the Board provided its' plan and key elements and progress continues in the following 4 key areas.

1. Transfer the day-to-day management of the Association to Dodson Association Management to provide HOA management expertise and more consistent and impartial third-party management of day-to-day operations. Establish a baseline of how MEHOA operates using HOA management expertise and a foundation of best practices.
2. Establish volunteer Teams to support on-going repair, maintenance and project needs of the community. Volunteers are the life blood of any not-for-profit entity and involving residents improves community engagement as well as increasing knowledge and understanding of Association requirements and restrictions.
3. Create a basic Board Manual of standard practices and procedures to provide more consistent guidance and instruction for Directors and Officers of the Board. Establish key categories (Compliance, Engagement and Communication) and performance standards for more consistent and effective management of Board activities.
4. Establish an ongoing review process (annual or bi-annual) of Board, committee and team activity within the key categories to provide the ability to revise or enhance elements of the Association structure based on performance and external demands (e.g. regulatory requirements, business conditions, negative trends, etc....).

We know that questions and concerns come up and to avoid misinformation or undue confusion in the community we encourage residents to contact any Board member or Dodson Property Management for clarification. As a resident, your questions, concerns and input are very important and the Board values your feedback and participation.

Thank you for your continued patience and support.

Respectfully,

Your MEHOA Board of Directors

Tom Ushio
Bobbie Chabino
David Capasso



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News in the Neighborhood:

June 2021

Board of Directors goes from 5 to 3: As noted in the March meeting, the Board of Directors was reduced from 5 to 3 Directors. This reduction was in large part prompted by transferring day-to-day management of the Association to Dodson property management. The reduction was voted on and approved by the BOD in accordance with the bylaws of MEHOA. John Rankin and Nancy Kelly completed their respective terms as elected Board members in April of this year. After completing their respective tenures, no Director positions were open and the Board was reduced to 3 Directors. The Board thanks both John and Nancy for their commitment of time and effort during their tenure on the Board and their active participation in the many community projects and activities they supported.

Hearing Committee Approved: We are pleased to announce the approval of the Hearing Committee members. Don Peterson, Dennis Scholler and Donna Arabie were approved to be as members of the new committee. Due to personal commitments Donna Arabie was unable to continue as a volunteer and the BOD will select a replacement.

Ponds & Wetland Team: The following bullet points summarize the actions resulting from the research the Pond Team completed regarding the Geotubes and pond maintenance.

- Pond Team submitted a summary of their research to the Board. This summary included recommendations and input from vendors, county agencies and other experts they met with over the course of a couple of months. The Board is developing ongoing plans to better manage the Geotubes and shorelines of the ponds based on the collective expertise of the vendors, county and other associations.
- Pond Team and a Board member had several meetings/conversations with Solitude (pond vendor) in response to resident complaints about blanket spraying, riding ATV on Geotubes, killing non-invasive vegetation, possible voiding of Geotube warranty. A standard practice was agreed upon where Solitude will no longer drive the pond bank and will walk perimeter of ponds to spot-treat weeds/invasive growth. A pond team or board member will accompany tech when maintenance visits occur. Trimming of trees/larger growth along pond shoreline will be addressed by Solitude during their maintenance visits.
- Solitude will plant test sites along both Pond #1 and #2. These test planting sites will evaluate the viability of both sod and other options for planting along the pond shoreline and on Geotube surfaces. The purpose of this test is to provide other viable options to protect the Geotubes surface and prevent shoreline erosion.
- Floating islands will be removed. Beemats (floating island vendor) is being scheduled to remove the floating islands and some noted trash in the pond. Water quality will continue to be monitored and if necessary the floating island or other options will be considered and budgeted for next year.
- Former Pond Team Lead (John Rankin) resigned and a new Lead is being considered. Residents who are interested in being the Lead for this team are encouraged to contact a Board member or Dodson Property Management.



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Preserve & buffer zone color coded maps: Color coded maps of preserve, buffer and open space are being developed and when finalized they will be given to volunteers and also posted on the website. The purpose of these maps is to clearly identify Preserve and Buffer and Open Space boundaries to prevent volunteers and/or residents from mistakenly cutting or removing vegetation in restricted areas. Conversations with Sarasota County are occurring to ensure the maps are accurate before releasing them. As a reminder, residents of the community can access and enjoy the Preserve and Buffer areas, but cutting or removal of existing vegetation is prohibited.

Sarasota County Environmental Protection Division: Sarasota County EPD (Andrea Lipstein) conducted follow up site inspections in response to resident complaints about planting and removing vegetation in Preserve and Buffer areas. She also reviewed reference maps (As-Built) and identified a boundary issue in the flagpole area. Note: The county uses “As-Built” maps that more clearly identify Preserve, Buffer and Storm Water areas while MEHOA uses “plat” maps with more lot specific information. Both documents will be posted on the website along with color coded plat maps with the corrected boundaries. The combination of map review and site inspections resulted in the following 2 issues that need resolution:

1. The flagpole has been determined to be within the buffer/preserve area which means the flagpole needs to be removed and/or relocated. Review of existing MEHOA plat and county maps shows little to no “open space” available to move the flagpole. Preliminary discussions, options and information include:
 - Increase the “open area” around the flagpole by committing sections of existing “open space” to preserve/buffer area. Initial response from Sarasota County is favorable but measurements, layouts and plans need to be provided. This information is in-process. This option is being submitted to legal counsel to determine if the BOD has authority to make this decision of if it requires a vote by the residents. Updates will be provided when legal input is received.
 - Relocate the flagpole to another “open area”. Initial review of MEHOA plat and County maps shows limited “open areas” to use and any existing space is adjacent to or in close proximity to occupied lots. Review of MEHOA plat and county maps continues along with conversations with Sarasota County to confirm availability of open space and better determine feasibility of relocating the flagpole.
2. St. Augustine grass has grown into the buffer/preserve area along Sonoma Drive East and the area needs to be brought in to compliance. A plan to address the issue is being drafted that includes a layout of native vegetation to be planted along this area. This information will be shared with residents prior to finalizing the plan and layout.

Conversations with Andrea have been positive and plans and options to resolve the issues are in-process. As a result of constant communication and open dialogue with Sarasota County, no citations are being issued. An onsite meeting with Andrea is scheduled to complete a walk-through of the areas while reviewing proposed plans. Updates regarding this activity will be provided as the situation progresses.

New MEHOA Website: The MEHOA website will be launched the week of June 21st. Residents are encouraged to take a look at the new website and provide feedback by completing the survey provided. This is the initial phase of the website and other features will be included based on resident input along with the ability to incorporate and manage them.



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Friendly reminders:

Hurricane season: Check your Hurricane season kit and update your Hurricane emergency information in preparation for the 2021 Hurricane season.

Restricted lawn fertilizing: Sarasota County reminds the community to skip using nitrogen and phosphorus fertilizers on lawns and landscapes from June 1 through Sept. 30, as part of an effort to keep the community's waterways healthy.

Don't cut your grass too close to the shoreline of the ponds. Residents living along the ponds should not cut the grass shorter than 6-8 inches within 2 feet of the shoreline. It's important to maintain the grass along the shoreline because it helps to prevent erosion and also protects exposure of the Geo-tube material.

Speed limit is 25 mph: Speeding in the neighborhood has been reported and residents are reminded that the speed limit is 25mph. Please observe the speed limit for the safety of residents and visitors who walk, jog and ride bikes in the neighborhood.

Parking restricted vehicles outside requires a waiver. Residents need to submit a waiver to park Trucks and other vehicles classified as "restricted vehicles" by MEHOA Restrictions/Covenants. The form can be found on the MEHOA website and emailed to Dodson Property Management or delivered to a board member for board approval.

Pedestrians must use the sidewalks: Florida law requires pedestrians to use sidewalks whenever they are available. If no sidewalk is available pedestrians may walk by the side of the road, on the shoulder of the road and against the flow of traffic.