

Manchester Park HOA Meeting (Board Meeting)  
January 08, 2025  
Meeting Minutes

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

- Tony Banco, Shaun Fenchel, Tyler Komisar, Shawn Sears, Elizabeth Reilly,
- Absent: None

Tony Banco called the meeting to order at 7:04 PM.

1. Open floor for each member to get to know each other
2. Discussion of HOA Act Law 2018 (The "Act"). All information has been filed and was signed by all members at the Annual Meeting.
3. The Capital Contributions fee had expired and was voted by the board to re-instate the fee. The approved amount was \$350.00 per home that is purchased in the community. This will be part of the closing cost that the buyer is responsible for at closing.
4. Minutes from the 2024 Annual Board meeting were passed out and voted on. Minutes passed with no changes. (Past vote was over group text message). The annual minutes are already filed with MJS and posted to the neighborhood Facebook page.
5. Board members discussed the roles/positions that needed to be filled for the board. (Need to post to website.)  
President – Tony Banco  
Vice President – Tyler Komisar  
Treasure – Elizabeth Reilly  
Violation – Unnamed Board members  
Secretary – Shawn Sears  
Architecture Review – Shaun Fenchel
6. Violations update to board members.
7. Website update:
  - Domain Purchased: 2 Years (Expires August 20, 2026)
  - Website is [www.manchesterparksc.com](http://www.manchesterparksc.com)
  - Domain and Web Service is with Wix.com
  - Board will consider shutting down the site at renewal due to very low traffic.
  - Board will revisit this topic in 2026
8. Front/Rear Entrance Update: (Tony Banco is the lead on the entrance project.)
  - All lights and fountain are shining and flowing.
  - Had 1 light vandalized and was repaired at the cost of \$209.00
  - 1 light at rear entrance replaced. No charge, had extra bulbs from remodel of front entrance.
  - Sprinkler timer control for rear entrance had to be replaced during the summer at the cost of \$400.00.
  - Fountain repair completed by Midlands Landscaping. Full cleaning of pit, added rock, replaced pond liner, and replaced water fill valve for a cost of \$5,630.56.
9. General discussion topics:
  - Rules of the neighborhood social media page (Facebook). New board members added as admins.
  - Rules for all board members to follow were discussed.
10. Finance reports shared with all board members.

No further business discussed and the meeting adjourned at 9:32pm

Respectfully Submitted,  
Tony Banco, Manchester Park HOA President