
Manchester Park HOA

Annual Meeting Minutes – 2025

Date: December 15, 2025

Time: 6:30 PM

Location: Manchester Park Community

1. Call to Order

The Annual Meeting of the Manchester Park Homeowners Association was called to order at **6:30 PM** by **Tony Banco, HOA President**.

2. Quorum Status

- At **6:32 PM**, the meeting was temporarily closed due to **not meeting quorum**.
- At **6:45 PM**, the meeting was **reopened**, and quorum was confirmed as additional homeowners arrived.

3. Introductions

- **AI from MJS** introduced himself and explained the meeting format and flow.
- All **Board Members** were introduced.

4. Financial Report

- **MJS** reviewed the HOA financials.
- Printed spreadsheets were provided to homeowners in attendance.
- The **2026 Budget** was discussed.

- No questions were raised from the floor.
- **The 2026 Budget was approved.**
- It was noted that **HOA assessments are increasing nationwide**, which may impact future budgets.

5. Board Elections

- One Board Member position was up for reelection.
- No nominations were made from the floor.
- **Tony Banco** was reelected and will remain on the Board for an additional **three-year term**.

6. Projects and Priorities

- No major projects were identified for the **2026 budget**.
- The Board will:
 - Focus on **delinquent properties** to bring all past-due assessments current.
 - Increase efforts to **enforce current and new violations**.

7. Votes and Discussion Topics

The following items were discussed and voted on:

1. **Installation of “No Solicitation” Signs**
 - **Result:** Did not pass
 - Homeowners are encouraged to install personal signage if desired.

2. Turning Off Anonymous Posting on HOA Facebook Page

- **Result:** Passed
- Anonymous posting has been disabled.

3. Enforcement of Out-of-Season Decorative Skeletons

- **Result:** Did not pass

4. Solar Panel By-Law Change

- **Result:** Did not pass
- Solar panels remain **not permitted** in the community.

8. Animal, Pet, and Livestock Discussion

- Pets must remain on the owner's property or be on a leash in accordance with **Lexington County regulations**.
- **Livestock is not permitted** per HOA by-laws.
- All **reported animal violations** will be processed through **MJS**.

9. Community Updates

- New neighbors at the corner of **Shirway and Old Barnwell** will be **Midlands Landscaping**.
- Midlands Landscaping provided goodie bags for attendees.
- Midlands Landscaping is also the **current landscaping contractor** for the community.

10. Violations Process Reminder

- Board Members reviewed the violations process with all in attendance.
- Homeowners were reminded that:
 - It is everyone's responsibility to **report violations**.
 - Violations should **not be discussed on social media**.

11. Adjournment

The meeting was adjourned at **8:00 PM**.