

Magnolia Lakes H.O.A.
Board of Directors Meeting
August 7 , 2003



Pursuant to Law and the By-Laws, the meeting of the Board of Directors was held on August 7, 2003 at 6:30 PM at the Eau Gallie First Baptist Church at 1501 E. Eau Gallie Blvd.

Officers Present:

President: Ralph Nygard
Secretary: Michelle Sharpe
Director: Richard LeClerc

Vice President: Peter Hartshorne
Treasurer: Mike Baumann
Director: Steve Barth

Not Present: Richie Engle, (BJ. LaClair & Peter Hartshorne were at attendance of the city council meeting in regards to the rezoning)

The President called the meeting to order, determined that a quorum was present and that business could be conducted.

A motion was made and seconded to accept the August minutes as read.

Treasurer Report:

A motion was made and seconded to accept the treasurer's report. It was stated that the lawn expenses were high due to the landscaping bill. Letters of notice were to be sent out to any homeowner who has not paid their assessments for this year. A 25.00 late fee has been added. If you received a letter in you feel it's in error please notify either Mike Baumann or Michelle Sharpe. You can dispute what you owe with either a cancelled check or a closing statement.

Unfinished Business:

- 1) Report on Pool:** We are still having a problem with vandalism in the pool area. There have been several chairs broken. A motion was made and seconded to purchase new Chairs not to exceed \$300.00.
- 2) Architectural Review Committee Report:** The board ok'd 1185 White Oak Circle to add windows to their screened in area. A letter is being sent by Dick LeClerc to Mercedes Homes in regards to their application submitted on the two empty lots. There were several problems with the architectural review application they submitted. Mercedes has not purchased the lots yet, they are trying to determine if building on the lots would be feasible for them. They have submitted house plans that have side door entries.
- 3) Changes to the Community Covenants:** The proposed changes are going to be put in the community newsletter to go out for consideration before the annual meeting. Letters will be forthcoming to all homeowners in regards to the proposed changes which are being considered after careful review of the community and the various violations that are occurring. Anyone wishing to submit an additional change can do so by contacting Richard LeClerc.
- 4) Insurance follow up:** Ralph Nygard is in the process of trying to compare insurance policies to see if we can't find a better insurance company and rate. We are currently with Nationwide with Skip Wren's office.

5) Report on Neighborhood Watch: Tom Giordano is the head of the neighborhood watch committee. He has three community relations officers and 10 block captains. There will be community watch signs placed in the development by the Melbourne Police Department. A no-soliciting sign will be added to the entrance of the development. A motion was made and seconded to purchase two magnetic signs to be used on patrol cars by the neighborhood watch committee, a no-soliciting sign and a no-skateboarding sign.

6) Pool Keys: Two keys are allowed per house, one if given free per house and an additional key can be purchased for a \$25.00 deposit which is refundable if the key is turned in. A motion was brought forth to limit the keys allowed per house to one but failed.

7) Street calming: We are still on hold with the City Engineers. It was determined that the development was a good area for speed bumps. The city will paint yellow lines where the intended speed bumps will be put in place and we have thirty days to reject the proposed speed bumps. Steve Barth is the contact for this project.

New Business:

1) Architectural Nomination: A motion was made and seconded to elect Bill Jinkens to the ARC committee. A fence will be back in three days time for 1204 woc.

2) Nominating Committee: A suggestion was made to put in the newsletter asking if any homeowners want to pursue a position on the board. Cynthia LeClerc has indicated that there have been no phone calls or inquiries of anyone wishing to run. The board has no more than 9 people elected, currently we have 8 board members. Ballots with interested candidates will be sent out before August 25th for the annual meeting on September 25th.

3) Annual Meeting Agenda items: Anyone wishing to submit agenda items for the annual meeting can contact Ralph Nygard.

4) Community Picnic: A community picnic is being planned by the neighborhood watch committee. A motion was made and seconded to donate \$200.00 towards the rental of the pavilion. More information will be forthcoming, anyone interested in volunteering to help should contact Tom Giordano.

Additional items for Review:

Follow up on lake situation: Peter Hartshorne was checking into the situation and was not at the meeting.

Deadline to submit covenant changes is August 20th.

A motion was made and seconded that being no further business to adjourn the meeting.

The next meeting will be held on September 4, 2003 at the Eau Gallie Baptist Church.

Respectfully submitted:
September 2, 2003

Michelle Sharpe, Secretary

Ralph Nygard, President