

Magnolia Lakes H.O.A.
Board of Directors Meeting
September 4, 2003



Pursuant to Law and the By-Laws, the meeting of the Board of Directors was held on September 4, 2003 at 6:30 PM at the Eau Gallie First Baptist Church at 1501 E. Eau Gallie Blvd.

Officers Present:

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

Secretary: Michelle Sharpe
Assistant Secretary: B.J. LaClair

Not Present: Ralph Nygard and Richard LeClerc

The Vice-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 September minutes as read.

Treasurer Report:

A motion was made and seconded to accept the treasurer's report. .

Unfinished Business:

1) Report on Pool: Steve Barth checked on getting new chairs for the pool area and is having trouble matching the same type we have. He will do some further checking to see what he can work out. A discussion was commenced to see if we wanted to place ashtrays by the pool area. It was determined that we did not want ashtrays in the pool area.

2) Architectural Review Committee Report: A form was submitted by Mercedes Homes in reply to the two empty lots they are wanting to develop on White Oak Circle.

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) Neighborhood Watch: Signs are being placed on cars that are parking illegally. You must park with the flow of traffic, please do not block fire hydrants or sidewalks, and parking in the pool area is for pool goers. No cars should be parked overnight in the pool area. Also, please leave your front lights on at night as some area of the neighborhood is extremely dark and would help to deter vandalism. The Neighborhood watch is also going to be hosting a community picnic sometime in October. Anyone needing further information should contact Tom Giordano.

Old Business Continued:

5) Unpaid Assessments: Assessments are now past due and subject to a Lien plus interest at a rate of 18%. All notices and follow ups have been mailed and Liens will commence on any homeowner that has not already paid or contacted Mike Baumann, Michelle Sharpe or Ralph Nygard in regards to payment.

6) Pool Keys: If you are in need of a key please contact Michelle Sharpe. One key is free per house. If you lose or want a second key there is a deposit of \$25.00 refundable after the key is returned.

7) Street calming: We are still on hold with the City Engineers. They will be placing yellow lines to determine where speed bumps might be beneficial. We do have the option to reject them.

New Business:

1) Ballots & Annual Meeting: A motion was made and seconded to postpone the annual meeting until December 11, 2003 in order to make the necessary changes to the ballots due to incorrect verbiage, and the nominating committee not having any luck finding willing homeowners to run for the board. A motion was also made to add Richie Engel to the committee working on changing the wording for the covenants and by-laws. We are going to hold onto all ballots previously received. An emergency meeting will be called to change the covenants and go over the new ballot information.

2) Eagle Harbour: A new development is going in on the East side of the development. Marshall Potter helped get a 1 ¼ foot berm, 6-foot plastic and metal fence, landscaping and 10 foot of easement between the developments.

Additional items for Review:

A complaint was made about a play center that was sticking up past a 6-foot fence, as well as basketball hoop violations. The ARC committee will do a follow up.

A homeowner brought to the boards' attention the counties ordinances on pet ownership. Dogs must be on a leash no longer than 6 foot; no animal can urinate or defecate on an individual's property or community property without consent of the property owner. Pet owners that allow this can be subject to fines by the County.

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:
October 1, 2003

Michelle Sharpe, Secretary

Peter Hartshorne, Vice- President