

Magnolia Lakes H.O.A.
Board of Directors Meeting
October 2, 2003



Pursuant to Law and the By-Laws, the meeting of the Board of Directors was held on October 2, 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: Richie Engle
Director: Steve Barth

Vice President: Peter Hartshorne
Asst Secretary: B.J. LeClair
Director: Richard LeClerc

Not Present: Mike Baumann, resigned as treasurer.

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.

A motion was made and seconded to accept the September minutes as read with the exception of error in spelling under Neighborhood Watch: should have read “front lights on at night”.

Treasurer Report:

There was no Treasurer’s report due to Mike Baumann not being present.

Unfinished Business:

1) Changes to the Community Covenants: President Ralph Nygard gave Dick LeClerc opened letters submitted by home owners with suggestions of changes in covenants and suggested that at the end of the year they be used to take a survey about the covenants to be changed. Dick would also like to do a census of homeowners at this time.

2) Architectural Review Committee Report: Ralph Nygard had a letter ready for Mercedes Homes which was read and approved by the Board. He is dropping off the letter personally.

3) Insurance: Ralph Nygard has a meeting with an agent from All State Insurance. Is inquiring about insurance policy for the Board and Pool, these are the only two. He is also looking into prices and coverage from other companies.

4) Neighborhood Watch: Richie Engel went to the Law Enforcement Office at the Mall concerning the laws about Motorized Scooters being rode in the neighborhood, and reported that there is no law against them being rode. On trespassing he reported that unless you have a sign stating “*No Trespassing*” people can walk through your yard without breaking any law.

5) Community Picnic: There was no one there to give a report. No date has been set.

New Business:

- 1) New Development:** Marshall Potter is going to be checking the plans for the industrial park scheduled to be built on the east side of Trent House Drive to see if there is anything to be done in regards to the traffic flowing across incoming residential traffic.
- 2) Tree accident:** Peter Hartshorne will check into the accident from April regarding reimbursement from the lawn service company which knocked down a tree and did pipe damage.
- 3) ARC review committee:** There were no new names submitted for the committee and no new requests to review.
- 4) Annual Meeting:** After reviewing the by-laws on pg 6 item 4.1 & 4.2 it was determined that the annual meeting needs to be moved back up to October 23, 2003. The board can have up to nine members.
- 5) Landscaping:** A motion was made and seconded to spend up to \$650.00 on new landscape around the pool area. Currently we have oleanders which are poisonous and leave a mess around the pool area.
- 6) Junction Boxes:** Peter Hartshorne will be checking on getting the junction boxes repainted by FPL.
- 7) Annual Meeting Agenda:** a motion was made and seconded to donate 75.00 to the church for the space to hold the annual meeting and 125.00 for the yearly meetings. Some of the agenda items to be covered will be as follows: election of officers, budget, survey, community watch explained, and the arc committee (purpose of what they do).
- 8) Over due assessments:** A motion was made and seconded to send each homeowner still outstanding in their assessments a certified letter requesting payment before liens and additional charges are added to their account.

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 the annual meeting held on October 23, 2003 at the Eau Gallie Baptist Church.

Respectfully submitted:
October 21, 2003

Michelle Sharpe, Secretary

Ralph Nygard, President