

Magnolia Lakes H.O.A.
Board of Directors Meeting
January 8, 2004



Pursuant to Law and the By-Laws, the meeting of the Board of Directors was held on January 8, 2004 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
Treasurer: Richie Engle
Director: Steve Barth

Vice President: Peter Hartshorne
Asst Secretary: B.J. LeClaire
Director: Richard LeClerc
Director: Mari Hiltz

Officers not present:

Marshall Potter: Community Relations

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 December minutes after a change was made to change street to traffic.

A motion was made to accept the treasurer's report as amended. The report should run from the first of the month to the last day of the month.

Unfinished Business:

1) Report of Annual Meeting Survey: No report was available by Richard LeClerc. The bylaw and covenant changes are being worked on.

New Business:

1) Presentation of Street Calming Procedures by Rory Dittmer, City of Melbourne: Mr. Dittmer did not show to present his report

2) Architectural Review Applications to be approved: Richie Engel is the new ARC Chairman. A motion was made and seconded to accept the following ARC recommendations for changes from the ARC committee: 1234 and 1236 White Oak Circle for re-grading the drainage easement and 1223 for a new screen and fence plan.

3) Changing of the bathroom door locks at the pool to confirm with the entrance of the pool: The board determined that the city codes need to be checked to make sure we are in compliance with any changes to the door locks. Peter Hartshorne is to check to see what the guidelines are on locks pertaining to public bathroom doors.

4) Appointment of a three (3) person appeals committee: An appeals committee needs to be in place in order to adhere to the covenant rules in regards to citing homeowners for non-compliance to the covenant rules. Mike Baumann and John Frain have agreed to be members of this committee. We are still in need of one more volunteer for this committee. If you are interested please contact Richie Engel.

5) Procedure for issuing violation of covenant letters: Please note if you are in violation of the covenants you will be receiving a letter from the ARC committee. The committee is in the process of trying to change some of the violations to be in compliance but we need the help of the community. We can not make any changes without a majority vote. Please take the time to vote when you receive a new

ballot. If we can not make the necessary changes then you will have to make the necessary changes to your house if it is found to be in violation of a covenant.

New Business Continued:

6) Delinquent notices to be sent to homeowners for non-payment of assessments: Currently we have three (3) homeowners who have not paid their assessments for last year. We are in the process of trying to collect. If compliance is not met by the 19th of January, a lien is being placed on their homes with attorney fees and interest to be charged.

7) Issues related to construction of commercial buildings where we would share a common interest: We have no recourse to sharing our entrance with new construction on the east side of Trent House Drive until April 1 if no construction has begun. The Board will be monitoring the situation.

8) Creative Curbs: The board approved a contract with Creative Curbs to resurface the pool area. The work will begin on February 9th and the pool will be closed for three (3) days during that time.

9) Neighborhood Watch: The board is unsure what has happened to our Neighborhood Watch program. Ralph Nygard is going to do a follow up to see where we stand with the program.

10) Lights in the pool: The inside pool light has stopped working due to a faulty box. Peter Hartshorne is going to replace the box and rewire the light fixture so it will resume working properly.

11) House Rentals: A motion was made and approved to fine any homeowner who rents their property without notifying the board of the tenant's name, address and phone number per the covenant rules. If you are currently renting your home in Magnolia Lakes please notify the secretary, Michelle Sharpe by either calling, mailing or faxing (242-7561) the information requested in Article IV, Section 2, page 14 of the covenants. "all Owners leasing their lots or homes are required to provide the Association the names and addresses and phone numbers of the Landlord and the Tenant that are contained in the lease or rental agreement."

12) Pool Pump: The pool pump needs to be replaced. It is still under warranty and will be replaced for a service call fee of \$50.00.

13) New Sign for Basketball Area: Due to vandalism, we need to replace the sign at the basketball court. Peter Hartshorne will be in charge of this. Please remember the basketball court is there for the enjoyment of our residents. If you are planning to invite guests to play please remember this is for our community's enjoyment. If you are holding basketball practice for an outside agency on the community courts that prevents our younger residences the ability to enjoy our community property.

14) Soliciting: Our community has a NO SOLICITING sign at the front entrance. If a solicitor comes to your door please advise them of this and call the police. They are not allowed to solicit in our neighborhood.

The next meeting will be held on February th, 2004 at the Eau Gallie Baptist Church.
Respectfully submitted: January 12, 2004.

Michelle Sharpe, Secretary

Ralph Nygard, President