

Magnolia Lakes H.O.A.
Board of Directors Meeting
February 5, 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
Treasurer: Richie Engle
Director: Mari Hiltz

Director: Richard LeClerc
Director: Steve Barth

Officers not present:

Director: Marshall Potter
Asst Secretary: B.J. LeClaire

Secretary: Michelle Sharpe
Vice President: Peter Hartshorne

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 January 2004 minutes after a change was made to change street to traffic.

A motion was made to accept the treasurer's report

Unfinished Business:

1) Bylaws' Changes and Community Survey: Dick LeClerc presented the Board a copy of the Survey questions and a set of the proposed By-Laws changes. The Board amended the language of some of the proposed changes. By Board motion and seconded the changes with the caveat that all changes were to be retyped and forwarded to the Board for final approval.

Rich Engel requested that his vote be known that he was not in favor of the approved changes.

Dick LeClerc also suggested that the By-Laws Committee would take both the Petitions and the Surveys door-to-door and make note of each homeowner receiving the Petition while, at the same time, going over the Survey questions with them. That suggestion met with much consternation and it was decided that the Petitions would be mailed to each homeowner. The Survey could still be handled by the By-Laws Committee door-to-door to get better acquainted with our residents and to convey the urgency of mailing in the Petitions upon completion.

2) Delinquent Notices for Nonpayment: Rich Engel noted that of the 3 homeowners, who had not paid their respective annual assessments, one has complied and two have not. Therefore, notices to have liens placed on their properties would be mailed to them.

3) Letters to Landlords for information about Renters: Ralph Nygard indicated that B.J. LeClaire has sent out letters to all known Landlords.

4) Pool Deck Resurfacing: No mention was made with regards to this subject.

New Business:

1) Presentation of Street Calming Procedures by Rory Dittmer, City of Melbourne: Mr. Dittmer gave a thorough presentation to the Board. He noted and explained the following:

a. Speed-Bumps: The city's position is that we can have them. The type of speed-bump that he thought the Engineering Studies would proposed would be as follows: Each would span the entire width of the road from curb to curb. Each would be a total of 3 inches in height. While 3 inches did not appear to be very high, he assured us to check out the Meadow Cove Neighborhood.

b. The speed bumps would be paid for by the city. They would slow down emergency responses due to the jarring which would occur to the heavy vehicles. The street cleaning vehicles would not be able to clean our streets as well without them.

c. Studies have suggested that sped-bumps do not devalue real estate.

d. Speed bumps will not affect front-end alignment of motor vehicles.

e. He also discussed Street Lighting: The person in charge of that project is Mr. Marvin Sharp, Office of the City Facilities Superintendent. He further explained that Mr. Marvin would have to come to our location at night to determine the number of "lumens" or lamination necessary in the darkest areas. He suggested that if we knew when Mr. Marvin was coming that we should not have our outside lights on, as that would improperly affect the test. He also indicated that as a tree mature and the branches span out, there would be even more darkness due to the canopy effect.

2) Architectural Review Applications to be approved - Mr. Rich Engel

a. 4665 Blackmore: Replaced 2 Oak Trees and 1 Magnolia Tree with other trees.

b. 1226 White Oak installed a white-screened door.

The Board approved both of the above.

The next meeting will be held on March 4, 2004 at the Eau Gallie Baptist Church.

Respectfully submitted: February 8, 2004.

Dick LeClerc, Acting Secretary

Ralph Nygard, President