

Magnolia Lakes H.O.A.
Board of Directors Meeting
April 1, 2004

Pursuant to Law and the By-Laws, the meeting of the Board of Directors was held on April 1, 2004 at 6:30 PM at the Eau Gallie Baptist Church at 1501 E. Eau Gallie Blvd. Melbourne, FL 32935.

All Officers Were Present:

President: Ralph Nygard Vice President: Peter Hartshorne
Treasurer: Richie Engle Asst. Secretary: Marshall Potter
Secretary: B.J. LaClair Director: Steven Barth
Director: Dick LeClerc Director: Mari Hiltz
Director: Marge Jenkins

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 March Minutes with the corrections being made to 1) the spelling of B.J. LaClair's name. 2) the addition under New Business: the address of Application Approval ?????

Treasurer's Report:

A motion was made and seconded to accept the treasurer's report.
Report on annual assessments - 27 unpaid. No action to be taken at this time on the ones not paid, note will be in Newsletter.

Unfinished Business & Reports:

- 1) Covenant Changes: number of ballots received to date we have received 110 as of this date. Will have a true count at the May Meeting.
- 2) Traffic Calming Progress: There is a study in progress at the vacant lots being held by the city.
- 4) Report on correction of violations: We received response from the three (3) letters sent out to homeowners a) Cattails will be removed by Mallard at no expense to HOA; b) Homeowner did not plant bush, after discussion it was decided that according to the covenants plants are allowed if homeowner submits permission. c) Dumping of rocks - Man said the bank was washing away. Peter is contacting the St. John's River Management to look into this matter.
- 4) Street Lighting: Ralph has set up meeting about the lighting and will report at the May Meeting.

New Business:

- 1) Architectural Review Applications approved...
 - a) 1212 White Oak, entry way and sidewalk to Driveway
 - b) 1280 White Oak, Removal of oak trees to be replaced with palms
 - c) 1278 White Oak, Removal of oak trees to be replaced with palms
 - d) 4667 Blackmore, Removal of oak trees to be replaced with palms
 - e) 1301 Berryhill, Removal of oak trees to be replaced with palms
 - f) 1227 White Oak, Removal of oak tree to be replaced with palm, and storm door to front entrance

- 2) Proposal to contract with Attorney Clayton & McCulloh was approved by the Board.

- 3) Provide \$100.00 funding for seminar for Board Members was approved by the Board.

- 4) Change locks on bathroom doors at the pool area was approved by the Board, this will be handled by Ralph. It was decided that Peter will look into prices for a new vinyl 6ft. fence to go around the pool area.

- 5) Frequency of the Newsletter will be changed to quarterly instead of monthly.

- 6) Assignment of Association Events Calendar will be taken care of by Marge Jenkins.

- 7) A committee of four (4) - Rules and Regulations Committee will consist of Richie Engle, Marshall Potter, Mari Hiltz and Marge Jenkins to draw up Rules and Regulations to be submitted to the Board of Directors for review and to incorporate.

- 8) Decided to let Attorney recommend covenants update.

- 9) It was approved to furnish paint to Bob Hill to repaint signs at the front entrance.

- 10) Ralph will talk to Mallard about the growth in the lakes.

- 11) Adjournment: A motion was made and seconded to adjour. Motion passed. The next meeting will be held on May 6, 2004 at the Eau Gallie Baptist Church.

Respectfully submitted: April 1, 2004.