

**Magnolia Lakes H.O.A.
Board of Directors Meeting
June 3, 2004**

Pursuant to Law and the By-Laws, the meeting of the Board of Directors was held on June 3, 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 Engel

Secretary: BJ. LaClair

Asst. Secretary: Marge Jinkens

Director: Mike Baumann

Director: Mari Hiltz

The Vice President called the meeting to order, determined that a quorum was present and that business could be conducted.

We all welcomed Mike Baumann to the Board as a replacement for Dick LeClerc who submitted his resignation to the Board in April.

A motion was made and seconded to accept the March and April Minutes.

Treasurer's Report:

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

Report on annual assessments - A total of eight (8) home owner assessments are unpaid at this time. Delinquent assessment letters were mailed to each of the eight (8) home owners via certified mail.

A 5 month review of the 2004 budget was presented to the Board with the May Treasurer's report.

Unfinished Business & Reports:

- 1) **Covenant Changes:** Number of ballots received total of 116 as of this date.
- 2) **Street Lighting:** Florida Power & Light will be installing 3 additional street lights. This will be done at their convenience.
- 3) **Traffic Calming:** Stripes and yellow curbing paint was approved for the marking. Approval to change the speed limit in the community from 25MPH to 20MPH was made. In addition, a request for "No Parking" and "Slow Children at Play". This will be pursued with the City Department of Engineering by Richie Engel and Bill Jinkens.
- 4) **Rules and Regulations:** Proposed Rules and Regulations were presented to the board. Changes were made to the document. A final draft will be presented to the board at the July meeting for approval.
- 5) **Pool Area:** New bathroom locks have been installed to match the keys to the pool gate.
- 6) The Cattail Plants growing on the lake was discussed. The Board needs a quote and possibly a bid for the removal of the cattails before expenditure of HOA funds
- 7) A vote to hire Attorneys Clayton & McCulloh to update Covenants and incorporate all ten (10) declarations into the covenants for Magnolia Lakes was turned down by a vote of 6 to 1.
- 8) A new fence around the pool was voted on and denied, it will remain as is. After much consideration it was decided not to be cost effective.

New Business:

- 1) **New Home Construction.** The plans for homes to be built on lots #13 & #14 by Kyle Walters were reviewed and discussed. The plans were approved along with the addition of the following: Deep well irrigation system, mail box and post lamp to conform with other homes in the community.
- 2) **Removal of the trees.** This area is on the corner lot at the East side of entrance. Developers gave us an option of removing now or later. It was voted to leave alone since it could be as long as 3 or 4 years before it will be developed.
- 3) Home owners questions and problems with the developers of the Eagle Harbor and Eau Gallie Commercial Complex should be addressed to Bill Jinkens. He will serve as a "point of contact" with the home owners, developer and city.
- 4) Annual Meeting was scheduled for Sept. 23, 2004. The Nominating Committee for the Board of Director candidate(s) shall consists of - Peter Hartshorn, B.J. LaClair and Kathy Katz.
- 5) Letter of Rehabilitation will be mailed out to all homeowners by 1st class mail.
- 6) The Revision of Rental Policies to be Tabled for the present time was denied. Will be taken up in the future.
- 7) It was voted on and approved to give Bill Jinkens compensation for gas money for the Neighborhood Watch. This will not exceed \$100.00 per month, starting with the month of May.
- 8) A report by the ARC was made by Richie Engel.
 - 1201 White Oak Cr. - privacy fence
 - 1320 Berry Hill Dr. - Solar Pool Heating
 - 4670 Blackmore Ct.- change paint color
 - 1107 White Oak Cr. - privacy fence
 - 1282 White Oak Cr. - removal of Oak trees to be replaced by wax myrtle tree
 - 1250 White Oak Cr. - removal of 4 Oak trees to be replaced by 4 palm trees
- 9) Adjournment: A motion was made and seconded to adjourn. Motion passed. The next meeting will be held on July 1, 2004 at the Eau Gallie Baptist Church.

Respectfully submitted: June 5, 2004.

B.J. LaClair, Secretary

Ralph Nygard, President