

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

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

Officers Present:

President: Ralph Nygard
Secretary: BJ. LaClair
Director: Mike Baumann
Director: Steven Barth

Treasurer: Richie Engel
Asst. Secretary: Marge Jinkens
Director: Mari Hiltz

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 June Minutes.

Treasurer's Report:

A motion was made by Ralph Nygard and seconded by Marge Jinkens to accept the treasurer's report. All voted to accept.

Unfinished Business & Reports:

- 1) **Pool Report:** 3 Items have been brought up by the Health Dept. that we need to address: A daily Log Sheet, Pool Gage, and stabilizer reading. Pool gage will be repaired by Pool Maintainer. Vandalism has been kept at a minimum.
- 2) **Landscaping:** Pete repaired sprinklers at front entrance. The seed pods on trees at front entrance to be trimmed.
- 3) **Newsletter:** Marge sent out newsletter early due to construction problems and concerns by the community. Ads for different community members have been added to newsletter for no cost.

Old Business :

- 1) **Tree Clearing:** A Motion by Ralph was made to rescind the e-mail for voting for clearing of property at the corner of Eau Gallie Blvd. and Trent House Dr., the vote passed unanimously.
- 2) **Rules & Regulations:** The Rules and Regulations were accepted with the exception of item #1 permission granted by a Board Member for approval (not written) for a resident to bring additional guests. A motion was made, seconded and passed unanimously.
- 3) **Pool resurfacing:** Ralph will call Creative Curbs about their response to our letter concerning the pool deck surface.
- 4) **Delinquent Homeowners: 4 (four have not paid) for the year, one (1) from last year.** A motion was made to send out a third certified letter stating if not paid within 10 days, it will be handed over to an attorney. This was seconded and passed unanimously.
- 5) **Curbing:** Report by Bill Jinkens. Curbing and striping can be done, we will have to purchase signs for "Bathers Only" and "Children at Play". The signs changing speed limit to 20 m.p.h. and "No Parking" will be taken care by city. A motion was made to purchase signs it was seconded and passed unanimously. Pete will be in charge of purchase.

New Business:

1) Annual Meeting: There was no report, a poll was taken of the Board present to see who would be staying on the Board next year. Results were: Ralph (no), BJ (yes), Pete (yes), Steve (yes), Marge (undecided), Richie (yes), Mari (yes), Mike (undecided). Nomination forms will be sent out by Pete, BJ and Mrs. Katz.

2) Appeals Committee: William Cook appointed to committee to replace Mike Baumann until Mike can resume. This was made into a motion, seconded and passed unanimously.

3) Crime Report: There have been two crimes reported in our community. It will be added to the newsletter that crimes have been reported.

4) Problems with dogs: Violation letter will be sent out to person(s) responsible for dogs running loose and scaring people by secretary.

5) A report by the ARC was made by Richie Engel. He received letters back from letters sent out for grass problems, most positive. Two homeowners have requested fences around the ponds, one with small children and one with ill person, both were returned to homeowners for additional information need to satisfy variance and property specifications.

1284 White Oak Cr. - Put tiles on front porch, glass door in front of original door, paint front side walk. (approved)

1320 Berry Hill Dr. - Solar Pool Heating (approved)

4652 Blackmore Ct.- Removal of tree, replaced with palm (approved)

6) CD Money: After Richie contacting our accountant, a total of \$24,000 will be added to the CD fund. A motion was made, seconded and passed unanimously to accept.

7) Street Lighting: FPL needs approval for us to pay for street light electricity. Ralph will draft a letter and send it out with our approval. This was made into a motion, seconded and passed unanimously.

8) New Construction: Ralph will write a letter to the developer for a copy of the schedule for placement of the fence, landscaping and road construction at the back of the commercial complex at Trent House Drive.

9) Adjournment: A motion was made and seconded to adjourn. Motion passed. The next meeting will be held on August 5, 2004 at the Eau Gallie Baptist Church.

Respectfully submitted: July 4, 2004.

B.J. LaClair, Secretary

Ralph Nygard, President
