

Magnolia Lakes H.O.A.
Board of Directors Meeting
October 7, 2004

Pursuant to Law and the By-Laws, the meeting of the Board of Directors was held on October 7, 2004 at 6:30 PM at the Eau Gallie Baptist Church at 1501 W. Eau Gallie Blvd. Melbourne, FL 32935.

Officers Present:

President: Marge Jinkens
Treasurer: Richie Engel
Secretary: B.J. LaClair
Director: Bill Cook

Vice President: Marshall Potter
Asst. Treasurer: Steve Barth
Asst. Secretary: Barbara Stepanian
Director: Ericka Boggs

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

A motion was made by Marshall Potter and seconded to accept the August Minutes, with a correction made to the spelling of Marshall Potter's name. The motion passed unanimously.

A motion was made by Marshall Potter and seconded to accept the September Annual Meeting Minutes. The motion passed unanimously.

Reports:

1) **Treasurer's Report:** Richard Engel gave the Treasurer's Report, a motion was made by Marshall Potter, seconded to accept the report. The motion passed unanimously.

2) **Report on the Pool and Basketball area** was given by Steve Barth. The basketball back board has been replaced. Steve has a call in to Creative Curbs concerning the pool deck. Bill Jinkens will assist in getting the portion of the fence that was tore down during the hurricane repaired.

3) **Report on Landscaping & Front Entrance** was given by Richard Engel. a) He reported the entrance sign has been repaired by still waiting on bids for replacement of the "Magnolia Lakes" sign. All repairs have been paid for by Insurance Company at no cost to HOA. b) Report that Emerald Lawn Care replanted the Magnolia Trees at the entrance, twice due to the two hurricanes.

4) **Lake Report** was given by Richard Engel. He addressed the complaint concerning fish kill in the east lake. This was due to lack of oxygen in the water, not from the construction. Also addressed the need for homeowners to not put their grass clippings in the road as not to plug up the drainage from the street.

Community Watch: Report by Richard Engel stating there has been no problems in crime or vandalism. A plea was made for volunteers to help in the Community Watch. George Stepanian will now assist Richie and Bill Jinkens.

Unfinished Business:

1) **New Construction:** Report was given by Bill Jinkens. a) He addressed concerns about the new PVC fence installed at Eagle Harbor. The fence was destroyed during Hurricane Jeanne but will be replaced. b) The Office Complex will now have to be notified by cell phone or fax. It was noted that they are now ready to start with building the offices. Bill will contact company about a 6ft. construction fence for homeowners.

2) **Delinquent Homeowners:** Report by Richard Engel stating that liens have been processed by attorneys against 4 homeowners, 1 from 2003 and 3 from 2004. Money paid to attorneys will be reimbursed by homeowners after settlement.

3) **Street Lighting:** Richard Engel will look into this.

New Business :

1) Appointments:

- a) **Front entrance irrigation & lighting - Bill Cook**
- b) **Newsletter - Bill Cook**
- c) **Community Lawn - Bill Cook**
- d) **Pool/Basketball area - Steve Barth**
- e) **Ponds - Ericka Boggs**
- f) **Community Watch - Richard Engel, Bill Jinkens & George Stepanian**
- g) **Web Site updates - Barbara Stepanian**
- h) **Public Relations - Marshall Potter**
- i) **Community Liaison - Marshall Potter & Bill Jinkens**

2) Committee Appointments:

a) **ARC - Richard Engel, Steve Barth, B.J. LaClair, Bill Jinkens & George Stepanian.** A motion was made by Marshall Potter to accept, seconded. The motion passed unanimously.

b) **Rules and Regulations - Chairman Marshall Potter, Richard Engel, Bill Cook and Marge Jinkens.** A motion was made by Marshall Potter to accept, seconded. The motion passed unanimously.

c) **Appeals - A plea was made to all attending to consider this position. Committee to be named later.**

3) Bid request for services: The following will be responsible as to looking into further bids if necessary.

- a) **Lawns - Bill Cook**
- b) **Pools - Steve Barth**
- c) **Ponds - Ericka Boggs**

4) A report by the ARC was made by Richard Engel.

1350 Berryhill Dr. - 10x8^{1/2} concrete slab enclosed under roof, approved under the following conditions: City permit being pulled by contractor.

1163 White Oak Cr. - Installation of vinyl windows - approved

4665 Blackmore Ct. - Gutters, screen door, and sky light - approved

1182 White Oak Cr. - Screen room, approved under the following conditions: Color of screen entry needs to be white, has to replace tree.

1181 White Oak Cr. - New fence, approved under the following conditions: has to be 10ft. back from front line of house

4601 Radford Ln. - Solar Panels - approved

1276 White Oak Cr. - Replacement of trees in back yard - approved

4610 Radford Ln. - Pool addition approved under the following conditions: A/C can't be moved to side drainage easement.

1190 White Oak Cr. - Enclose screen on back porch, approved

5) Newsletter: Motion made by Steve Barth to change from quarterly to every other month. Motion seconded, 7 approvals 1 no (Richard Engel)

6) It was voted on to give Eau Gallie Baptist Church \$400.00 a year as a donation for us being able to use their facility. Motion was made and passed.

7) Adjournment: A motion was made by Marshall Potter and seconded to adjourn. Motion passed. The next meeting will be held on November 4, 2004 at the Eau Gallie Baptist Church.

Respectfully submitted: October 8, 2004.

B.J. LaClair, Secretary

Marge Jinkens, President