

MAGNOLIA LAKES H.O.A.
Board of Directors Meeting
April 7, 2005

Pursuant to Law and the By-Laws, the meeting of the Board of Directors was held on April 7, 2005 at 6:40 p.m. At the Eau Gallie Baptist Church at 1501 W. Eau Gallie Boulevard, Melbourne, FL 34935

Officer's Present:

Ericka Boggs - President

Patricia Satterwhite – Secretary

Bruce Woerner – Treasurer

Richard Boudreaux - Director

Charlotte Rose – Asst. Secretary

Debra Thomas – Asst. Treasurer

Dennis Hiltz – Director

Steve Cotellesse - Director

Not Present:

Bill Cook - Vice- President

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

The previous Board Meeting minutes were the recall meeting minutes and were read at our special meeting. Since this is our first official Board meeting there are no pending minutes to read..

House Cleaning:

Madam Chair

There have been emails attacking the Board members personally. The attorney advised us to start a file. Should this behavior persist then to proceed with an injunction. We hope it will not come to that.

Bruce

State statutes govern Board meetings Board meetings of are to take care of business that affects the community as a whole. The Board meeting is not an open forum although it is open to the public. The Board determines who speaks at the meeting. We will give everybody who has something to say to the Board the opportunity to speak but it will be done properly and respectfully. You will need to submit your name and what you intend to speak about before the Board meeting. If it is a legitimate concern or something that concerns the Board we will permit you to speak.

Reports

Treasurer Report

Quick books program files were corrupt when Bruce Woerner received the disks and files. We also do not have an updated homeowners list which we are required by law to have. With the paper trail he will try and rebuild the files from January to present. A

balance sheet was not provided to due to the program errors. As of April 6th we have 1 outstanding bill and that is to Steve Barth for \$200.00 for janitorial services for the pool. We have a CD at Bank of America for \$10,000.00 that comes due next September. We have another CD at Bank of America for 30,584 that comes due April 12, 2005, checking account total it \$34,102.65 as of April 6, 2005. An account of the assessments collected is 186 paid which leaves it to 34 unpaid.

Bruce put a motion before the Board to renew the CD for \$30,584.00 for 7 months at 2.75% Patty Satterwhite seconded the motion and it was passed with a seven (7) to zero (0) vote.

Bruce put a motion before the Board to have a professional audit of the financial records of the Magnolia Lakes Homes Owners Association financial records. The only audit we have is from 2003 when Mr. Engle and Mr. Bowman did an audit. An audit has been recommended by the Attorneys. Bruce would like to make a motion that an outside CPA firm audits our files, Patty Satterwhite seconded the motion, and the motion was passed seven (7) to zero (0).

New Business:

Lakes and Ponds

Madam Chair – I do apologize to everyone living on the largest the rear lake I did not know until a few weeks ago how infested the rear lake was with algae. I have talk to Mallard and new guy is very much on top of that. We should have a nice clean looking pond immediately. It should also decrease the midgies because they were living and breeding in the algae. I have also contacted 3 or 4 different pest control agencies and wells as other agencies to help us rid our communities of these bugs. I should definitely have something buy the next Board meeting.

Development Concerns:

Richard Boudreaux

Reference

1. Relocation of the palm trees, sidewalks and irrigation piping at the access point to Trent House Drive. It is my understanding that the access point is located on City property and as such would fall under their jurisdiction. The City has indicated to the HOA by letter of February 3, 2005 that "the right-of-way, including the sidewalk, irrigation and landscaping, etc., will be restored to its original condition prior to any issuance of a certificate of occupancy for the project." It is the HOA's preference that the palm trees be relocated (if possible) at other points along Trent House Drive and the HOA would appreciate having a sketch for your proposed landscaping for this area when available. The irrigation piping has been provided and is maintained by the HOA as well as the gardening services in this area, and this subject will require further discussion if and when the vacant lots re: developed on each side of Trent House Drive.
2. The subsidence of the Magnolia Lakes lots abutting the utility easement was discussed

between Mr. Chasin and myself, and Mr. Chasin indicated that the lots will be returned to the original grade prior to installing the fence and that grass sod will be placed where necessary. Mr. Underill indicated in his April 1, 2005 letter that the fence will be installed "across the entire shared property boundary" and that it is "scheduled to be completed prior to the end of this month" (i.e. April).

3. Mr. Underill indicated in his letter of April 1, 2005 that the Trent House Road pavement discoloration "will continue to be a problem until construction has been completed", but he "will schedule a temporary cleaning within the next week".

Fence

Dennis Hiltz contacted the city and the city will not replace a fence that the city did not put up. The fence is in good shape and can be repaired.

Patty Satterwhite made a motion to have Dennis Hiltz repair the fence Charlotte Rose second the motion, The motion passed seven (7) TO ZERO (0).

Entrance Way

One of the entrance way signs were damaged during an accident. We received a check for \$1294.72 for fixing the front signs from the insurance company. Bill Cook has the information. The check is to cover the landscaping, lighting and signs.

Web Site

Steve Cotellesse

Steve is volunteering his services to maintain the HOA web site. Steve will be working with Tim to make our site more user friendly and add more functions. .

News Letter

The news letter is being discussed to see if we would like it to come out more often than quarterly or every other month.

Bruce Woerner makes a motion to get the news letter out at least once a month Patty Satterwhite seconded the motion and is passed seven (7) to zero (0).

If any home owner has any news for the news letter please submit information to the HOA website or to Bill Cook. It is your news letter, let's have some news.

Committees:

ARC: Bruce Woerner makes a motion to allow Madam Chair to remain as Chair of ARC to continue setting it up and getting it working Richard Boudreaux seconded the motion and it passed seven (7) to zero (0).

ARC: Ericka Boggs Chair
Chuck Levy
Carolyn Shoop
Harold Nelson
Robert Wagner

ARC Applications – Patty Satterwhite Reported

1. 1128 White Oak Circle – Removal 2 Oak Trees in front, replaced with 3 Palms. **Approved**
2. 1217 White Oak Circle – Accordion hurricane shutters for front doors, as long as color is white or neutral. **Approved**
3. 1130 White Oak Circle – Remove two damaged trees, only one need to be replaced since only three need to remain on property. **Approved**
4. 4601 Radford Lane - Hurricane panels and one accordion panel on back sliding glass doors, shutter outlet, as long as colors are white or neutral. **Approved**
5. 1127 White Oak Circle – Remove last Oak tree, will replace with 2 coconut palms or two other palms. **Approved**
6. 1211 White Oak Circle – Install permanent, standard headers and sills to facilitate the future temporary mounting of hurricane panels over glass windows. **Approved**

Bruce Woerner makes a motion to accept the ARC reports and Richard Boudreaux seconded the motion and the motion passed seven (7) to zero (0).

Welcome Committee: Make baskets, welcome new homeowners and new babies, etc.

Patty Satterwhite made a motion to start the Welcome committee and Charlotte Rose seconded the motion and it passed seven (7) to zero (0). Charlotte Rose will help start the committee.

Volunteers Assistance Committee - Maintenance and repair, helping your neighbor, help with the mailboxes. Decorate for the holidays. Check with our Attorney regarding legal and any release of liability.

Charlotte Rose makes a motion to start the Volunteer Assistance Committee and Patty Satterwhite seconded with motion and it was passed seven (7) to zero (0).

Debbie will be in charge of the committee until the homeowners take it over.

Appeals Committee:

An appeal committee consists of the Homeowners. The appeals committee reviews the decision of the ARC if it is contested.

Patty Satterwhite makes a motion to put in the next news letter that we need an appeals committee, Bruce Woerner seconded the motion and the motion was passed seven (7) to zero (0).

Rich Engel mentioned to the Board that we already have an Appeals committee and Madam Chair will contact them to see if they wish to continue to stay on.

Peter Hartshorne

BJ LeClair

Ralph Nygard

We will add this to our news letter so that we can get volunteers for the committees Volunteer Assistance Committee and the Welcome Committee.

Patty Satterwhite made a motion to adjourn the meeting and Bruce Woerner seconded the meeting the motion passed seven (7) to zero (0).

Respectfully submitted, April 10, 2005

Patricia Satterwhite, Secretary

Ericka Boggs, President