May 3, 2005 Eau Gallie First Baptist Church Melbourne, Florida 32935 7:00PM

The meeting was called to order at 7:00 PM by the President- Ericka Boggs. Roll Call was taken and a Quorum was established, as well as proof of meeting notice.

Members Present: Ericka Boggs-Pres. Bruce Woerner- Tres. Patricia Satterwhite-Sec. Richard Boudreaux Steve Cotelesse Charlotte Rose- Asst. Sec. Debbie Thomas- Asst. Tres. Members Absent: Bill Cook-V.P.- Sent his apology. Dennis Hiltz- Advance notice was given.

April meeting minutes were read by Patricia Satterwhite and approved by the board.

The financial report was read by the treasurer and approved unanimously by the board.

All ARC Reports from March 31st to June 1st were and approved by the board with an unanimous vote.ARC Meeting Report attached to minutes for approval.

Charlotte Rose gave the Welcome Wagon/Social Committee Report-noting only one volunteer so far.

Debbie noted that the Beautification Committee still needs volunteers.

A vote was taken after a report was given by Ericka Boggs on lakes to suspend fishing for 60 days and to restock the lakes. After 60 days a strict catch and release policy would be enforced. Other concerns were to be looked into. This was passed unanimously.

Richard Boudreaux noted that the rear fence promised by the Developer had not be completed as scheduled, nor the temporary cleaning of the entrance way road. Mr. Boudreaux stated that he would follow-up with this.

Ericka Boggs stated and the board agreed that we would follow the advice of the lawyer on how to handle the violation letters and that each homeowner would receive a copy of such letter, and that affirmative answer on this subject would be available by the next board meeting.

A vote was unanimously taken by the board to remove the past violation Letters from the homeowners files because they were deemed illegal.

Ericka Boggs stated that one of the Foreclosure liens would be resolved within 30 days and the other within 90 days.

The board decided to ask for various committee volunteers. It was decided and unanimously voted on that the Covenants Committee would utilize the suggestion of the attorney to make the community volunteers the majority and board volunteers the minority to give final say to the community on covenant change suggestions.

The community picnic would be addressed in a survey and discussed at the next board meeting.

Pool furniture bids were to be taken and brought to the next board meeting for discussion and final decision.

The board voted unanimously to replace the no solicitation sign and to add a no glass in pool sign.

The board voted unanimously to seal the basketball court fence and to purchase the sealer and supplies needed.

Board voted to unanimously to add board member responsibilities to the website.

Meeting was adjourned by the President

Prepared By Ericka Boggs - President June 26, 2005

Meeting without a meeting issues-recorded signed and original documents filed.

"Bylaws Article 4 section 4.11." Actions by the Board of Directors which may be taken a meeting of the directors may be taken without a meeting provided that the consent in writing setting fourth the action so to be taken is signed off by all the directors and is filed in the minutes of the proceedings of the board."

Meeting without a Meeting Items:

#1) Discussion and decision was made to mail out yard reminder letters by the President.

2.) Vote was taken to have 1189 white Oak Circle Grounds cut and cleaned up in his failure to comply at the advice of the HOA Attorney, and to bill him.

3.) Motion was made to mail out 30 day notice of 2/3 vote to all homeowners. Vote was made to amend the covenants to 50.1% to become universal with the 50% policy of the ByLaws.These ballots will be prepared by the Attorney to make them legal and binding.

4.) Decision was made to allow Emerald to re-mulch the grounds for \$1280, and complete the hedges around the substation because it would take him 3 weeks to order the mulch in.

5.) Decision was made to move Charlotte Rose into the Secretarial slot and to perform all duties therein, in the absence of Patricia Satterwhite.

6.)Decision to change the Board of Directors Meeting to the Eau Gallie Library.

7.) Decision to send ARC Request to homeowners.

8.) Decision to accept written email stating, "this is an official signature and vote", can be used to obtain absentee board members consents on an emergency basis as to not delay board business.

Magnolia Lakes-Meeting without a Meeting-06/09/05

Please Sign:

A
Bruce Woerner Sneed Brunn
Bill Cook Sillack
Debbie Thomas Delilie Thomas
Dennis Hiltz Jen Hills
Richard Boudreaux PUBBoudreaus
Ericka Boggs Kicko Boggs
Charlotte Rose Charlotto Rase
Steve C. Sty Etito
Patti Satterwhite Resigned Car

Do you agree yes or no, for mulch from Emerald for \$1200 and for hedges around utility substation, previously voted on approved by previous board at 03/05 meeting.

B. Woerner- G or No	Sc Steve C	Yesor No
Range Patti Satterwhite- Yes or No	Dennis Hiltz-	Yesor No
Bill Cook- Yes or No	Richard Boudreaux-	Yes r No MB
DT Debbie Thomas- Yesor No	Ericka Boggs-	Yesdr No B
CP Charlette Base Warder No.		

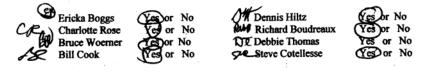
Are you in agreement for Charlotte Rose to become Secretary and perform all duties therein?

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B. Woerner- Yes or No	Sesteve C	Yespr No Yespr No	
Bill Cook- Yesor No	NN Richard Boudreaux-	Yesor No Rung	
Q T Debbie Thomas- Yesor No	Ericka Boggs-	Cesor No	
CR Charlotte Rose- Yes or No			

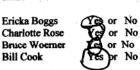
06/09/05 Meeting Without a Meeting (Cont.)

The meeting will be changed to Eau Gallie Public Library and will be held June 27th at 7:00 PM. Do you agree?



Request for ARC applications is going out. Please sign yes or no that you are aware of this.

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Dennis Hiltz Richard Boudreaux **OL** Debbie Thomas No Steve Cotellesse

for No les or No or No N

In the future, a written email stating "this is an official signature and vote" can be used to obtain absentee Board members consents on an emergency basis. Legally we can. Do you want to?



Ericka Boggs Charlotte Rose Bruce Woerner

or No or No or No. Na or

Dennis Hiltz or No Yes or No **Richard Boudreaux** Yes or No C Debbie Thomas Steve Cotellesse Kes or N

Decision was made to mail out yard reminder letters by President. Do you agree?

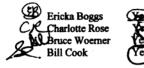


or No Charlotte Rose or No Bruce Woerner or No or

Dennis Hiltz **Richard Boudreaux W**Debbie Thomas Steve Cotellesse

Yes or No Yes or No Yes or No Yes or N

Decision was made to mail out 30 day notice to amend the Covenant voting requirement from 2/3 to 50.1% to become universal with the 50% policy of the ByLaws. These ballots will be prepared by the Attorney to make them legal and binding. Do you agree?



or No s) or No or No No or

No

Dennis Hiltz Richard Boudreaux Debbie Thomas Steve Cotellesse

Yes or No Yes)or No Yes or No res) or N

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Estimates:

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Emerald's Landscaping-	\$1200
Brian's Landscaping-	\$1423
Space Coast Landscaping	\$1800-\$2100
TB lawn Care Service	\$1400-\$1500
Mexican Gardener	\$1300-\$1450
Red Dog Mulch	\$1250-\$1500 Depending on current mulch prices and ground coverage.

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This is to approve or disapprove the use of HOA Funds to maintain yard at, 1189 White Oak Circle, while working on a permanent solution.

Sign your name with a yes or no

Yes 5