

Magnolia Lakes Home Owners Association

Board Minutes

June 27, 2005

Eau Gallie Public Library @ 1521 Pineapple Ave. Melbourne Florida 32935

Board President Ericka Boggs called the meeting to order at 7:00 PM. The quorum was met and the proof of notice established therefore the Secretary Charlotte Rose was directed to take a roll call of the Board.

Members Present

Ericka Boggs, President

Bill Cook, Vice President

Bruce Woerner, Treasurer

Debbie Thomas, Asst. Treasurer

Richard Boudreaux, Director

Steve Cotellesse, Director

Charlotte Rose, Secretary

Members Absent

Dennis Hiltz, Director (sent his apologies)

Ms. Boggs made the announcements that Charlotte Rose would now be performing the secretary duties for the Board, as to the fact that former secretary Patty Satterwhite no longer sits on the Board.

Minutes:

May 2005 Minutes were read by all Board members motion was made and carried to accept May 2005 Minutes.

Secretary:

Addressed the Meeting without a Meeting and read out loud By-laws Article IV section 4.11

Treasurer:

Read Financial report and addressed mishandled, missing or damaged Board items that were not turned over to the current Board. Items included; Printer, corrupted Assoc. disk, Corp. seal, no renters files, mishandled homeowner Deeds, 15 never filed, 48 missing from homeowner files. Also addressed was the cost of the previous Board's purchase for pool keys of \$1,468.00. Motion was made and carried to accept treasurer's report.

Director Boudreaux:

Addressed the Covenants Committee meeting at the pool area on June 2005. Present were 2 Board members and 10 homeowners and discussed at that meeting to present to the homeowners for covenant changes were as follows; changing the vote from 2/3 to 50.1%, reducing the number of and adding more choice of trees, Driveways (keeping the verbiage of "painting of driveways prohibited" adding the choices staining and resurfacing), changing number of paint trims from 2 to 3, more choices of doors, signs, play apparatus.

ARC Report:

Secretary read May and June 2005 ARC applications. The Board approved all applications however, 2 were approved on contingency to changes to applications.

Anonymous Letter:

Bill Cook addressed the recently mailed letter to the homeowners. He made it clear that the unknown writer had no legal right to use Board letterhead to mail a letter to the homeowners, and that the letter did not come from any Board member, nor did it reflect our thoughts.

Beautification Committee:

In May the Committee Chair Debbie Thomas and a crew of 3 volunteer homeowners waterproof sealed the wood fencing flanking the pool and basketball court areas. Debbie also addressed the need for volunteers and that of a homeowner's need for help weeding, and concern about his old water heater being curbside.

Welcome Wagon Committee:

The Committee Chair Charlotte Rose made her apologies to the community for not being able to perform Committee duties, due to an ongoing personal issue. A request was made for a volunteer to replace the Committee Chair person and for more volunteers as well as donations of funds and/or supplies for the Committee.

The President discussed extra duties for the Board members and they were as follows:

Charlotte Rose – Front entrance and pool grounds.

Debbie Thomas – Board sign responsibilities.

Bruce Woerner – Pool coordinating with Mr. S. Barth.

Bill Cook – Newsletter.

Steve Cotellesse – Website.

Richard Boudreaux – Office park construction progress.

All duties were accepted by the Board members.

Business Park Report:

Mr. Boudreaux addressed the construction at the business park on Eau Gallie Blvd.

Privacy fence was installed.

Trees moved.

Plan for landscaping along fence to be Oak trees and Crepe Myrtles.

Clean up and fill along fence line will continue when weather allows, it has been delayed due to consistent rain.

Other Business:

1. Nomination Committee for Sept. Elections was formed. The 3 volunteers for that committee are Marge Jenkins, Bill Cook, Debbie Thomas. Motion was made and carried to accept the above named as the Nomination Committee.
2. Motion was made and carried to dismiss current lawyer firm Clayton and McCollough and replace with new firm. Current firm will not be dismissed until all current business is completed.
3. Motion was made and carried to dismiss current lawn service Emerald and hire new service of Ahhhsome Lawn Care on a 90 day trial basis.
4. Motion made and carried to dismiss the current lake service Mallard and replace with new service of Kingery Farm.
5. Assessment lien – 1 closed out however Board will not sign off until HOA receives payment from lawyer. The second one is in bankruptcy, however the home and HOA assessments are listed secured.
6. Motion was made and carried to purchase new pool furniture 4 chairs and 6 chaise or for a total expenditure of no more than \$700.00.
7. Motion was made and carried to spend \$500.00 for Community Picnic and planned for one of the last two weekends in August.
8. Tabled Business – Playground equipment and fountains.

Meeting without a meeting to sign off on postage and mailing of 50.1% letter.

July 6, 2005 at 7:00 PM at the Magnolia lakes Community Pool.

Sign your name with a yes or no behind it. Thank YOU!

Charlotte Rose (yes)
Delma Thomas (yes)
Aussa Whelan (yes)
Rob Bourgeois (YES)
Step Collier (YES)
Ericka Bogan (yes)
Bill Cook (yes)
Dawn (yes)

Magnolia Lakes HOA/BOD Meeting w/o a Meeting 07/12/05

Please Sign Your Name with a Yes or No.
Thank You.

- 1.) Approval for postage to mail out 50.1% letter and ballot.
- 2.) Combine Landscaping and Lakes together and make Ericka Boggs responsible for both until further notice.
- 3.) The Board authorizes the purchase of "Please Vote" signs, up to \$200.00. The Board further authorizes placement of the , "Please Vote signs", on the common areas by Board members and individual homeowners on their lots during periods of official votes by the Association.
- 4.) Tables to be purchased with some extra funds which were allotted for pool chairs for the pool because we saved approximentally \$21-\$41 per chair. This will enhance and add to our pool setting, further meeting the request of our homeowners.

If your answer is NO to any of the above please indicate the # and NO beside your name otherwise your signature will constitute acknowledgement and agreement.

Ericka Boggs Ericka Boggs - President (yes)
Bill Cook Bill Cook YES
Bruce Woerner Bruce Woerner YES
Charlotte Rose Charlotte Rose YES
Debbie Thomas Debbie Thomas YES
Richard Boudreaux Richard Boudreaux YES
Dennis Hiltz Dennis Hiltz YES
Steve Cotelessee Steve Cotelessee YES

MEETING WITHOUT A MEETING

Magnolia Lakes homeowners Association
Board of Directors
July 19, 2005

The board hereby agrees to send out 2 attorney's letters with a cover letter to home owners, incurring all associated expenses. The board also agrees after careful investigation not to pursue any past violations prior to April 1, 2005.

<u>Ericka Boggs</u>	Ericka Boggs-President
<u>Bill Cook</u>	Bill Cook- Vice President
<u>Charlotte Rose</u>	Charlotte Rose- Secretary
<u>Bruce Woerner</u>	Bruce Woerner- Treasurer
<u>Debbie Thomas</u>	Debbie Thomas-Asst. Tres.
<u>Steve Cotelessee</u>	Steve Cotelessee- Director
<u>Dennis Hiltz</u>	Dennis Hiltz- Director
<u>Richard Boudreaux</u>	Richard Boudreaux- Director