

MAGNOLIA LAKES H.O.A.
Board of Directors Meeting
August 9, 2005

Pursuant to Law and the By-Laws, the meeting of the Board of Directors was held on August 9th, 2005 at 6:32 PM at the Harbor City Christian Church, 3210 Aurora Rd., Melbourne, FL 34935

Officer's Present:

Ericka Boggs - President

Charlotte Rose – Secretary

Bruce Woerner – Treasurer

Debra Thomas – Asst. Treasurer

Richard Boudreaux - Director

Steve Cotellesse - Director

Not Present:

Bill Cook - Vice- President

Dennis Hiltz – Director

Having a quorum the President asked Director Debbie Thomas when the meeting announcement was posted. The meeting had been posted 9 days prior.

June Minutes:

Secretary asked if all Board members reviewed the June minutes, and if they had any questions or comments. There were none not already addressed, therefore a motion was made to accept the June minutes. The motion was seconded and passed.

Arc Application:

Ericka Boggs read the ARC applications for:

1291 Berryhill – Automatic generator to be placed in rear of house and surrounded by shrubs. Approved.

1277 White Oak Circle – Paint home pink with red brick trim. Disapproved..

1109 White Oak Circle – Landscaping. Approved.

1134 White Oak Circle – Stain driveway concrete color. Approved.

1131 White Oak Circle – Automatic generator surrounded by shrubs. Approved. L

1209 White Oak Circle – Stain fence natural oak color. Approved.

A motion was made to accept ARC report, it was seconded and passed.

Treasurer's Report:

Bruce Woerner read the Treasurer's Report including the monthly finances and that the law firm of Clayton and McCollough are still working on the HO assessments. A motion was made to accept the Treasurer's Report, it was seconded and passed.

Beautification Committee:

Nothing to report.

Website:

Nothing to report.

Welcome Wagon:

Nothing to report.

Landscaping and Lakes:

Ericka Boggs reports that the lakes have been restocked with a variety of eco-conscience fish. The lakes have been dyed with a safe dye. The midges are getting under control as a result of the fish.

Fountains were also addressed by Ericka Boggs. The need to aerate the lakes to rid the lakes of midges brought Ericka to continue investigating fountain cost. The large lakes need two fountains for a total cost for each lake of \$1,500.00 for fountains and installation, and \$1,000.00 for one fountain for the small lake. This does not include the cost to run electric lines nor the annual operating or maintenance cost. The board concluded at this time to draft a letter and add to website and newsletter to present the issue to the community and then readdress the issue after community input.

Covenants Committee:

Chair Richard Boudreaux read the changes to be presented to the community and made a motion to mail 30 day notice to homeowners about the covenant changes. The motion was seconded and passed.

Construction:

Richard Boudreaux reports damaged sprinklers. The system is off and should be repaired by weeks end. The paving of the road should be started next week. The sprinkler control cover box hinges have been damaged and he (Mr. Boudreaux) did a temporary repair. Two buildings are scheduled for completion by October 2005. The city will require landscaping and trees along the wood fence to be completed prior to occupancy.

Nomination Committee:

Request the Board mail out the nomination letter on file to the homeowners.

Community Picnic:

Ericka Boggs presented a sample flyer of the proposed ideas and cost of the picnic and the new cost approximation of just under \$800.00. A motion was made to increase the spending for the picnic to \$800.00, it was seconded and passed. A motion was also made for the treasurer to give the president Ericka Boggs 3 blank checks to use for expenditures of the picnic. The motion was seconded and passed.

Covenant 50.1% Vote:

Did not pass at this time. Vote percentage will remain at 2/3rds to pass changes to covenants.

Other Business:

Mr. Boudreaux reported that in the July 1, 2004 Board meeting a motion was passed to accept some unspecified Rules and Regulations and that these Rules were not attached to that meeting's minutes, placed on the website or distributed to the homeowners by mail. Mr. Boudreaux made a motion to expunge these rules and regulations. The motion was seconded and passed unanimously.

It was determined that with the difficulty the secretary is having with the current tape recorders that a new digital recorder is needed. A motion was made to purchase one, was seconded and passed.

Tabled Business:

Community playground and grill.

Meeting Adjournment:

A motion was made to adjourn the board meeting. It was seconded and passed. With the meeting the Gallery was invited to ask questions.