

Magnolia Lakes Homeowners Association  
Board Of Directors Meeting Minutes  
October 27, 2005  
Harbor City Christian Church  
3210 Aurora Road, Melbourne, FL

The meeting was called to order at 7:00PM by Board President Ericka Boggs and the roll was called.

Present: Ericka Boggs, President	Absent: Debbie Thomas, Director
Bill Cook, Vice President	
Charlotte Rose, Secretary	
Bruce Woerner, Treasurer	
Richard Boudreaux, Director	
Steve Cotellesse, Director	

Having a quorum present, the President stated that the notice had been posted more than seven days prior to the meeting.

Richard Boudreaux read the following statement:

"The purpose of the Magnolia Lakes website is to allow an exchange of information between the Homeowners and the Board, and the Board encourages Homeowners to use the website for this purpose. However, the Board will not respond to disrespectful, abusive or vulgar emails. The same standards of behavior which apply to Board meetings should be used in emails."

August 9th Meeting Minutes:

Secretary asked if all Board members had reviewed the minutes and if they had any objections. There were no objections and a motion was made and seconded to accept the August meeting minutes, and the motion passed unanimously.

Reports and Old Business:

1. Treasurer Report by Bruce Woerner: Aug/Sept/Oct Financial Report:

Current Assets as of Oct 26, 2005-

Checking Account \$20,637.31

CD May 06 for \$10,177.69

CD Jan 06 \$30,935.32

Total Assets: \$61,750.32

There are currently no unpaid assessments. On Sept 14th the Association received a check for \$1720.78 from Clayton & McCulloh for payment of the lien on Lot 79, the total included attorney's fees, interest and penalties. We still have one legal matter outstanding.

The Association has informed Clayton & McCulloh not to expend any more Association funds on the collection of the funds owed by Lot 58. The property is in bankruptcy in Maryland and had been before the court. According to C&M, we have been awarded(?) a total of \$2884.87 to be paid over 60 months. This will be paid to the court which will in turn pay us. To date, the Association has spent \$4148.59 to collect a \$200.00 assessment. This action was started by the

previous Board. The Association is also to receive \$500.00 from C&M paid to them by the property owner that they have been holding in escrow. If we collect the full amount from the court and the \$500.00, it will leave an uncollected balance of approximately \$763.00. My recommendation is to not spend any more money on this matter. Should the property owner fail to pay the court as required, we would be able to reinstate the action if the Association so desires.

Aaah Some Lawn Care increased prices in October to \$375.00 which is still a \$200 per month savings from Emerald.

2. ARC Report by Ericka Boggs: (Pending)

3. Pool Report by Bruce Woerner: The liner of the pool has started to deteriorate and is need of refinishing. I have 4 quotes for the job from local companies: Paradise Pools- \$7,600, Pool Doctor of Brevard- \$8,000, Atlantic Pools and Spa \$7,200 and Swimming Pool Center \$6,500. All use the same Florida Gem Aggregate pool finish. Pool Doctor will give a ten year warranty because of the way they prep the pool, all others offer a 5 year warranty. My recommendation would be Pool Doctor because of their prep methods and warranty. The decision was set aside until the directors have a chance to see the estimates. The matter will be brought up at the next Board meeting.

4. Website Report by Steve Cotellesse: While an online forum would seem a good idea at first, I feel at this time it would quickly degenerate into inappropriate uses. Magnolia Lakes had an open forum on the website once in the past, and it was used by some to do harm to the website and to post inappropriate material. I would consider getting some sort of weblog(s) going, perhaps at the committee level, but would want to do a one-way push of information and see how that goes before getting into a two-way exchange via a forum.

5. Construction Report by Richard Boudreaux: The paving of the road along the back of the Business Park has been completed but the curbing and landscaping has not been done. The recent rains have slowed construction and it appears occupancy will be delayed until December or January. It is my understanding that the development at the northeast corner of Eau Gallie and Trent House will be two sit-down type of restaurants. Unofficially, I have heard that one of the restaurants will be called "Squid Lips" and will be similar to the one in Sebastian.

6. Covenants Committee Report by Richard Boudreaux: The Covenant Committee has not met recently. We are waiting for the results of the Covenant ballot to decide what to do next.

7. Lakes and Ponds Report by Ericka Boggs: The bugs are still a problem around the lakes. The status of the possible use of fountains for the bug problem was briefly discussed. Several Board members requested information on the fountains and cost estimates before proceeding with consideration of purchasing the fountains.

8. Landscaping and Grounds Report by Ericka Boggs: The lawn care company mowed the grass when the ground was saturated and caused ruts, and they have been advised not to do this in the future and to repair the ground where the ruts developed.

9. Welcome Wagon, Social Committee and Beautification- No reports.

Motions were made and seconded to accept each report and all passed unanimously.

New Business:

10. New signs: The Association information sign at the entry is missing and was probably destroyed by Hurricane Wilma. A motion was made by Bruce Woerner to replace the sign with a new more secure and permanent changeable sign and also place a bulletin board sign at the pool for community use. Cost of the entry sign was \$250.00 and bulletin board was \$125.00. Motion was passed unanimously and Ericka Boggs was delegated to order the signs.

The meeting was adjourned by the President.

Respectfully submitted,

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Charlotte Rose, Secretary  
(Minutes prepared by Richard Boudreaux  
on behalf of the Secretary)

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Ericka Boggs, President