

Magnolia Lakes Homeowners Association Board Meeting
Jan.11, 2006
Shriner Center
1591 West Eau Gallie Blvd
Melbourne, FL

Meeting @ 7:00PM

Board President BJ LaClair called the meeting to order @7:00PM

The Secretary Charlotte Rose called the roll and it was as follows;

Present ;

President BJ LaClair

VP Richard Boudreaux

Treasurer Bruce Woerner

Secretary Charlotte Rose

Director Mike Baumann

Absent;

Bill Cook sent apologies

Steve Cotellesse sent apologies

Steve Barth sent apologies

Ericka Boggs sent apologies

Quorum Present; Yes

Sign posting; 8 days prior to meeting

December 8, 2005 Minutes : Read and approved with changes needed to delete paragraph accepting Minutes from the Annual meeting, and on Pg. 2 under Committee duties change from BJ LaClair= Newsletter to Bill Cook, and from Bill Cook= Grounds to Ericka Boggs. The motion was seconded and passed by a vote of 5 yes votes . A motion was made to attach to the Dec 8, 2005 minutes a list of ARC applications which were approved by previous Boards; the motion was seconded and passed by a vote of 5 yes votes.

November 29, 2005 Annual Meeting Minutes: A motion was made to accept the Annual meeting minutes with changes to pg 2, Covenant Change votes deleting all commentary except line one. The motion was seconded and passed by a vote of 4 yes votes and Mr. Baumann abstained.

Treasures Report:

Bruce Woerner See attached

Committee Reports;

1. Construction Report: Richard Boudreaux stated that Eagle Harbor Sub-Division was requested to clean up the overgrowth along the wood fences on the boundary between the subdivisions and to remove construction debris from the lakes and they have complied.

2. Covenant Committee: Richard Bourdeaux will reconvene the Covenant Committee and set a meeting for Saturday, January 21, 2005 in the pool area at 2PM Home owners are invited to join the committee. Volunteers so far include Richard Boudreaux, Charlotte Rose, Mike Baumann, Patty Satterwhite, Lois Boggs, Kathy Katz and Allen Katz.

3. Violations Committee: Bruce Woerner stated that the committee has not been able to meet however there are 2 basketball standards left out, and one yard that is unattended. Bruce will speak to the homeowners about these issues.

4. ARC Report: Richard Boudreaux presented the ARC report for 1204 White Oak Circle paint trim around

windows and door, Approved. 1205 White Oak Circle add gutters to back and sides of house and paint trim, Approved. A motion was made to accept the ARC report it was seconded and passed unanimously. A motion was made and seconded to accept Carolyn Schoup as the Chairperson for the ARC committee the motion passed unanimously. Richard Boudreaux proposed an ARC Guideline as follows which was seconded and passed by a vote of 5 yes votes:

- a. ARC applications are to be initialed by ARC members indicating if they are voting to approve or disapprove the application. A majority of members must vote for approval for the application to be approved. After approval or disapproval, one member of the ARC signs the application.
- b. The original ARC applications are submitted to the Board at Board meetings for approval.
- c. The Board votes to approve or disapprove the ARC applications, and one of the following officers signs the application: President, Vice President or Secretary. The action of the Board is entered into the Board meeting minutes.
- d. The approved/disapproved ARC application is filed in the Homeowners file held by the Association, and the applicant is sent a copy of the approved/disapproved application.

A motion was made that in the case of a homeowner needing to go forward with a ARC committee approved application project before an HO Board scheduled HO meeting the Board can have a public emergency meeting to vote and expedite a decision for the homeowners application.

The motion was seconded and vote passed unanimously.

5. Pool: Steve Barth was absent so Bruce Woerner gave a report about the pool and stated the pool resurfacing has been completed and looks good and is ready to be used .

6. Newsletter: Nothing to report at this time

7. Signs: The instruction for Ericka to obtain the signs that were ordered Oct. 27, 2005 was rescinded and it was decided that Bruce would investigate procuring a new sign and report at the next meeting. Ericka is to report the status of her actions regarding the sign at the next meeting as well.

Financial Report by Mike Baumann

Mike Baumann introduced his Financial Report. Mr. Baumann wished to attach his report to the Minutes and a motion was made by Secretary Rose to attach Mr. Baumann's report to the Minutes with no Board approval of the report, the motion was seconded and passed by a vote of 4 to 1 with Richard Boudreaux voting no.

Reserve Fund Study by Richard Boudreaux

Mr. Boudreaux presented his Reserve Fund Study for consideration by the Board and a motion was seconded and passed by a vote of 4 yes votes with Mr. Baumann abstaining. Mr. Boudreaux's study is based on the reserves required for items anticipated to be replaced over the next 20 years. Mr. Boudreaux pointed out that the primary difference between Mr. Baumann's Reserve Fund Study (contained in his Financial Report) and his was that Mr. Baumann included the pool foundation and the restroom building as replacement items, which dramatically increased the required reserves. Mr. Boudreaux pointed out that if the pool and restroom building were ever replaced due to unforeseen circumstances (they are covered under our insurance policy for normal risks), it could be done as a special assessment. The final vote on this study will be at the next meeting.

New Business:

Home owners concerns about continuous trespassing upon her property by neighborhood children. Can the Board address the issue and do something about it? The conclusion is that the Board has no legal rights or recourse in dealing with this matter. However any Board Member may write their own letters to the local officials on behalf of the homeowners problem if they chose to do so.

A motion was made and seconded for the Board to spend \$100.00 to attend Clayton and McCulloh home owners association seminar. The vote passed with 5 yes votes

Garage Sale:

Lois Boggs has volunteered to set the plan in motion and will address the Board at the next meeting with the proposed date and plan.

Gallery had no comments or Questions

Next Meeting; Wednesday Feb. 8 2006 at this location

Motion was made to adjourn the meeting the motion was seconded and passed