

Magnolia Lakes
Homeowners Association Board Meeting Minutes
March 8th 2006
Shriners Center
1591 West Eau Gallie Blvd.
Melbourne, FL

The Meeting was called to order at 7:00 PM by President B.J. LaClair.
The Secretary was directed to call the roll.

Present;

Absent;

Pres. B.J. LaClair
V.P. Richard Boudreaux
Treas. Bruce Woerner
Sec. Charlotte Rose
Dir. Ericka Boggs
Dir. Steve Cotellesse
Dir. Steve Barth

Mike Baumann

The Board quorum was established and it was confirmed that the sign had been posted at least seven days in advance. The President asked that the gallery hold all questions until the business portion of the meeting has been completed due to a heavy schedule. It was announced that Director Bill Cook had handed in his resignation as a Board member due to continuing conflict with his travel work schedule.

The President also discussed current issues on vandalism in the neighborhood and made a plea to the community to watch out for our neighbors and not to not hesitate calling the police if something out of the ordinary is seen..

With the announcements concluded the President directed the Secretary to read the 2/8/06 Minutes.

The Secretary asked if all Board members had received the Minutes and had an opportunity to review them. All had. The Secretary asked if there were any questions comments, or corrections on those Minutes. There was one correction noted- the name Wolbright mentioned in the Treasures report was misspelled and needed to be corrected to Woolbright.

Mr. Boudreaux proposed that the Jan. 11th 2006 Minutes regarding emergency Board meetings on pg.2 #4. ARC Report the last paragraph be corrected.

The paragraph is to be deleted and amended to read as follows; " The President of the Board indicated that in the event a regular Board meeting is not held, she may call a special Board meeting to approve ARC application.. No vote was taken on the proposal." With the amendments to the above Minutes, a motion was made to accept the Minutes, it was seconded ,and the vote passed unanimously.

1. Treasurers Report;

Bruce Woerner read the report; See Attached

A motion was made to change our current CDs to a high interest earning CD the motion was seconded and the vote passed unanimously.

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With that a motion was made to accept the Treasurers Report, it was seconded and the vote

passes unanimously.

2. Construction Report;

Richard Boudreaux stated that it appears that the business park on Eau Gallie is getting closer to opening for occupancy and the Developer is required to finish the landscaping before obtaining an occupancy permit. It was brought to Richard's attention by Charlotte Rose that a board on the lake fence was broken by the office park laborers.

A motion was made to remove the dead tree at the entrance, and not replace it at this time until we see what the proposed restaurant will do with that area, the motion was seconded, and the vote passed unanimously .

3. Covenants Committee Report;

Richard Boudreaux reports no meeting has taken place . One suggestion was made to consider a covenant change to allow homeowners to exclude front door colors from the number of paint trims and to use doors of different styles and materials, (glass, wood, etc.). The door color and materials would be subject to ARC approval. The door change had been proposed last year and received the highest vote count for the change compared to all other proposed changes.

A call for volunteers to join the Covenant Committee was made to help go forward with this proposed covenant change.

4. Violation Report;

Bruce Woerner read that he sent out 8 reminder letters of lawn violations. Basketball standards have not yet been dealt with, he wishes to attempt to make personal contact with these homeowners before sending out violation letters. The fence issue at 1134; a letter was received from the homeowner stating he will comply. 1228 WOC still has not come into compliance. We need to set up an Appeals Committee. We are required to go to an appeals when a homeowner does not comply with violation notices within the allotted time frame.

5. Pool Report;

Steve Barth reported that the pool was temporarily closed by the health dept. due to high chlorine contents but it has since reopened. Also he reports an act of vandalism in the pool area. Someone had thrown pool tables and chairs into the pool but thankfully no damage was done either to the pool or the table and chairs.

6. Lakes ;

Ericka Boggs reports that the midges/ flies are becoming a problem again,, and also that the lakes are starting to have an algae problem. She will continue to investigate with the homeowners the possibility of funding for fountains in the lakes to reduce the midges/ flies. Bruce Woerner spoke to Kingery farms about stocking the lakes and aeration . Kingery started stocking the lakes last year. He wants to continue with the process.

7. Grounds;

Ericka Boggs reports that she has spoken to AAA.....some lawn service about the upkeep of weeding. She also addressed Mr. Barth's question about the lawn servicing on the tree,

and shrubs in the pool area. Ms. Boggs will speak to the lawn company about this as well. Mr. Boudreaux mentioned that a homeowner mentioned to him the need for the common

area trees to be trimmed. Ms. Boggs reported that there is an additional fee to trim the trees. Ms. Boggs also reported that the city of Melbourne recently paid her a visit to report that two of our common area sprinklers are spraying water directly onto the automatic generator and has already started to do damage. If enough damage is done and we have a hurricane this could cause sewage back up into the community. The sprinklers need to be moved. BJ LaClair indicated she would arrange for the sprinkler repair. Charlotte Rose asked Ericka if AAA.....Some would remove the tree stump, she said that this is done by an outside contractor, and that she would address that as well as the tree trimming with the correct parties.

8. ARC Applications;

- 1111 WOC resubmitted to stain driveway in a light color gray=approved
- 1121 WOC paint exterior of home= approved
- 1131 WOC paint exterior of home=approved
- 1132 WOC paint exterior of home=approved
- 1147 WOC paint exterior of home and stain driveway, tan color =approved
- 1213 WOC paint exterior of home=approved
- 1281 WOC brass coach lights for exterior garage area=approved
- 1351 Berryhill stain driveway pale gray and paint exterior trim of home= approved

The Board voted unanimously to accept the ARC report.

9. Newsletter;

Bill Cook was doing the Newsletter however, now that he has resigned B.J. LaClair will be resuming this duty. She put a request out for a volunteer/volunteers for this duty, and for any input to go into the Newsletter.

10. Community Garage Sale:

Mrs. Lois Boggs reports that it is scheduled for Saturday April 1st 2006. Start cleaning out your closets, attic, and garage for items to sell. Signs and a Newspaper add will be posted.

11. Community Sign;

Bruce Woerner has nothing to report at this time due to the fact that the sign maker he wants to get together with has been too busy.

New Business;

12. Naming an Appeals Committee. B.J. LaClair presented the names of three homeowners that volunteered to serve on that committee and they are Ralph Nygard, Peter Hartshorne, and Marshall Potter, a motion was made to accept these volunteers, it was seconded, and the vote passed unanimously.

13. Contract Renewals; All contracts needing renewal are being dealt with.

This concluded the Business portion of the meeting. The Meeting was adjourned and opened to the Gallery for questions and comments. Next Meeting April 12th 2006 in the same location.