

Magnolia Lakes  
Home Owners Association Board Meeting  
April 12<sup>th</sup> 2006  
Shriners Center  
1591 W. Eau Gallie Blvd. Melbourne, FL

President BJ La Clair called the meeting to order at 7:00 PM and then requested the Secretary call the roll.

Present;

Pres. BJ La Clair

V.P. Richard Boudreaux

Treas. Bruce Woerner

Sec. Charlotte Rose

Dir. Ericka Boggs

Dir. Steve Barth

Dir. Steve Cotellesse

Absent;

Dir. Mike Baumann sent his apologies

A quorum of the Board and the sign posting 7 days in advance was established.

The Secretary was directed to read the Minutes. A motion was made to waive the reading of the March 8, 2006 Board Meeting Minutes, the motion was seconded, and the vote passed unanimously.

A motion was made to accept the Minutes as read, the motion was seconded, the vote passed unanimously.

Officer Jim Sargent from the Melbourne Police Dept. addressed the Board, and Gallery and gave a speech on vandalism, how to help prevent it, and what to do should you become a victim. He also stressed the importance of not leaving open garage doors unattended.

1. Treasurers Report;

Read by Bruce Woerner;

See Attached;

March 15, 2006 a 5 month no penalty 4.11% CD was taken out.

March also reflected a change to a no fee reserve checking account of \$600.00

A new association Board announcement sign was purchased from that account @ \$339.20

As of March 31<sup>st</sup> 2006 a total of 21 homeowners have not paid their association assessments they have been sent letters to inform them that they have accrued a \$25.00 late charge with 18% interest for February, and March. They have also been informed they have until April 15<sup>th</sup> 2006 before the accounts will be turned over to the HOA lawyers for collections

A motion was made to accept the Treasurers report with the change of adding to the report the date that the CD's come due, the motion was seconded, and the vote passed unanimously.

2. Committee Reports:

2 a. Construction Report;

Richard Boudreaux reports that nothing much is going on at the business park since our last HOA meeting. They have installed the sprinklers at the fence line that separates our properties, but no trees as of yet.

A new commercial sign has gone up on the West bound side of Eau Gallie Blvd, East of the unfinished school, and just West of the dirt road. The trailer park Eau Gallie Estates has been sold. It is unknown at this time who has purchased the property, and what it will be used for. There was a complaint of the business parks generator/pump running constantly for several weeks.

Richard Boudreaux reports there is a question about when we should proceed with the proposed covenant changes and which ones to submit to the community for change first. The proposed changes are; Doors and Number of Trees. A motion was made to fund, and send out the 30 day vote notice to go forward with the Covenant change on Doors, the motion was seconded, and passed unanimously.

2c. Violations Committee;

Bruce Woerner reports that homeowners in the community have reported to him that there are two lots in the community with dead grass, and the landscaping appears poorly kept. These homeowners will receive letters to come into compliance. March reflected 17 homeowners received violation letters requesting they come into compliance with their landscaping. The Appeals Committee will meet at the pool area for the 1228 WOC violation will be held at 6.00PM on April 14<sup>th</sup> 2006. The homeowner was notified by mail and a sign was posted 14 days in advance. A motion was made to authorize funds to go forward with legal representation to continue with the 1228 WOC case should it be needed, the motion was seconded, and the vote passed unanimously.

2d. Pool

Steve Barth reports that the sprinklers systems control box on the rear of the pool bathroom building was knocked/taken off the wall it has since been repaired. The Steel bathroom doors, and frames need repairs, and he is currently working on getting the required 3 bids to repair those doors and frames.

2e. Lakes;

Erica Boggs, and Steve Cotellesse have teamed up to see what can be done about the Midgees that plague our community home owners that live around our lakes. After much research they have been advised to stock the lakes with a key larvae eating fish, Gambusia which is a member of the Guppy family, a prolific breeder. Kingery farms recommends for the 6 acres of lakes 3000 Reddeer, and Blue Gill, Brim for a total of \$1,925.00. Also 3000 Channel Catfish, and 600 Large Mouth Bass which should be added in May 2007 at a cost of \$1,455.00 these would be used to control the population of the Reddeer, and Blue Gill, and Brim.

As for the algae they have consulted Kingery Farms on that as well. It is the preference of the Board to stay away from all chemicals in the lakes to protect the environment. Currently Kingery Farms is dying the lake monthly with a blue chemical dye to help keep the algae under control. Other alternatives will be investigated, possibly an algae eating fish. In the meantime homeowners need to be aware that all vegetation clippings that enter the lakes, and lawn chemicals aid the growth of algae along with natural causes. No homeowner should blow lawn clippings into the lakes or use any chemicals including fertilizers at least 10 feet from the lake bank. A motion was made to fund the 1<sup>st</sup> phase of the fish stocking subject to checking the price with other companies and obtaining a written proposal, the motion was seconded, and the vote passed unanimously.

2f. Grounds;

Erica Boggs reports that she spoke to the lawn service and reminded them to trim the weeds, and the tree trimming. As for the tree removal we need to get a tree removal contractor for that. The sprinkler system also has some issues that need to be addressed. Erica will ask our lawn service about checking, and repairing the system possibly for an additional fee.

3. ARC

Committee member Carol Pascale resigned from the committee.

The following actions were taken by the Board on the ARC applications:

1126 WOC, Paint exterior of their home= Approved. Paint front door green =Not Approved  
1130 WOC, Paint exterior of home, and screened garage door = Approved  
1131 WOC, remove 2 small palms and replace with 2 larger palms, tiling front entryway and staining of driveway=Approved  
1134 WOC, stain driveway =Approved. Shed= Not Approved  
1145 WOC, paint exterior of home= Approved  
1159 WOC, paint exterior of home=Approved  
1211 WOC, remove 2 dead trees, and replace with 2 Palm trees= Approved  
1213 WOC, Staining of driveway= Approved  
1226 WOC, replacing dead tree with palm tree= Approved  
1211 Berryhill, Screened room=Approved  
4601 Radford, paint exterior of home, and screened garage=Approved  
4664 Blackmore CT., painting the exterior of home= Approved

4.Old Business;

We have a new association sign in the front entry. Board Sec. Charlotte Rose will assume the duties of HOA postings on the sign.

5.New Business;

A motion was made, and seconded to approve Steve Barth, and Joan Woerner as volunteers on the committee, the vote passed unanimously.

6.The meeting was opened to the gallery.

7. A motion was made to adjourn the meeting, it was seconded, and the vote passed unanimously

8.The next meeting will be held May 10<sup>th</sup> 2006 @ 7:00 PM

Minutes prepared by Secretary Charlotte Rose

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Secretary Charlotte Rose

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President B.J. La Clair