

Magnolia Lakes HOA Board Meeting
May 10, 2006
Shriners Center
1591 W. Eau Gallie Blvd. Melbourne, FL

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

Present;

Pres. BJ LaClair

V.P. Richard Boudreaux

Sec. Charlotte Rose

Dir. Steve Cotellesse

Dir. Steve Barth

Absent;

Dir. Ericka Boggs sent apologies

Tres. Bruce Woerner sent apologies

A was quorum present and the HOA sign had been posted at least 7 days in advance.

Pres. LaClair read a email from Dir. Mike Baumann resigning from the Board, and any Committees he may serve on.

Pres. LaClair requested that the Secretary read the Minutes.

A motion was made to accept the Minutes with one change under the lakes report removing the line about the chemical BTI, because the line is inaccurate. The motion was seconded and the vote passed unanimously.

1. Reports;

a. Treasurers Report by; Bruce Woerner

Read by; Charlotte Rose

8 homeowners have not to date paid their assessments a letter will be sent with a day or two to our attorney to pursue collections

Also See Attached

A motion was made to accept the Treasurers report the motion was seconded and the vote passed unanimously.

2. Committee Reports;

a. Construction Report by; Richard Boudreaux

The sidewalks and sprinklers have been repaired, and trees have been planted along the wood fence line. Unfinished projects included re-sodding at the intersection of the business park and Trent house Rd., removing a dead tree, repairing the wood fence and placing the sound barrier around the pump. Another letter will be sent to address this issues.

b. Covenants Committee by; Richard Boudreaux

A 30 day vote notice post card for door changes went out to community.

c. Violations by; Bruce Woerner read by; Charlotte Rose

24 letters have gone out to homeowners requesting they maintain their yards, the letters will be followed up as necessary.

Reports of dogs running loose in the community; This is an issue that the homeowners need to contact Animal Control about, this is not an issue the Board can correct.

Letter to 1228 WOC for violations on April 14th the appeals and fining committee concluded to fine \$20.00 a day from the end of the 30 grace period March 16th 2006 to total no more than \$1000.00 for failure to cure specified violations. On April 21st the homeowner requested suspension of that fine because he was attempting to resolve the violations. Inspection showed that he indeed was attempting to cure the violation and on April 21st 2006 suspension which stood at \$720.00 was granted with the condition he continue to cure the violations or the fine would be reinstated to the maximum amount. The city of Melbourne issued a fine at the above named address for a unregistered car, and debris in the driveway, the car, and debris have been removed.

d. Pool by; Steve Barth

Nothing to report other than he is still seeking bids to replace the steel door frames, hinges at the pool bathroom.

e. Lakes;

Kingery Farms placed 4000 Brim fry went into our lakes Saturday May 6th 2006. The hope is that this is the start of a solution to controlling the Midge problem.

f. Grounds;

The trees still need to be trimmed, and we still need one tree removed.

3. New Business;

a. A motion was made to allow \$100.00 in funds to purchase a new track board and approx. 200 reusable letters for the HOA sign. The motion was second, and the vote passed unanimously.

b. Charlotte Rose made a statement and apology to the community for the statement made at the April 12, 2006 referencing to 2 homeowners from the same household being not able to serve on the Board or committees at the same time. The statement was retracted after doing research into our Covenants, By-Laws, and the State Statues.

Richard Boudreaux read the State Statue stating that Committee members serve for the pleasure of the Board and can be removed or replaced at the will of the Board.

c. ARC Report by Caroline Schoup;

1153 WOC painting exterior of home = trim and body color Approved,
accent color Not Approved.

4660 Blackmore Court White accordion storm shutters Approved.

1111 WOC fencing Approved.

1211 Berryhill Dr. paint exterior of home Approved.

1247 WOC fencing, changing the front door, screened room addition Approved.

A motion was made to accept the ARC report the motion was seconded and the vote passed unanimously.

d. Payment for fish delivery tabled until next meeting

e. Management Company by; Richard Boudreaux

After much research and discussion the Board is considering hiring a Management Company.

Before the Board takes this to vote we would like to give the community members an opportunity to present their view points, and hear from the Management Co. representative, as well as hearing the Boards reasoning for considering this avenue, Therefore, the President scheduled a Special Meeting at the pool for Thursday May 18th 2006 at 6:00PM. The HOA sign announcing the meeting will be posted Friday May 12th 2006.

Meeting open to the Gallery

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

Next meeting will be held June 14 2006 @ 7:00 PM at the same above location.

Minutes prepared by: HOA Board Secretary Charlotte Rose

Secretary Charlotte Rose

President BJ LaClair
