

Magnolia Lakes Homeowners Association
Board of Directors Meeting Minutes
Azan Shriners Center – 1591 W. Eau Gallie Blvd.
Melbourne, Florida 32935
June 14, 2006 7:00 PM

Call to Order:

President BJ LaClair called the meeting to order @ 7:03 p.m.

Roll Call:

Pres. BJ LaClair
V.P. Richard Boudreaux
Sec. Charlotte Rose
Treas. Bruce Woerner
Dir. Steve Cotellesse
Dir. Steve Barth
Mark Jackson from SCPM was also present.

Erika Boggs was absent.

Proof of Notice:

Posted at front entrance on May 30, 2006

Approval of Prior Meeting Minutes:

May 10, 2006 – Bruce motioned to accept the Minutes as written. Richard seconded. All were in favor.

May 18, 2006 – Read by Charlotte. Bruce motioned to accept the Minutes as read. Richard seconded. All were in favor.

Reports of Officers:

- A. President's Report – BJ reported that Director Mike Baumann had resigned. Bruce made a motion not to fill the seat for the remainder of 2006 and that the seat will be filled at the next Annual meeting. Richard seconded. All were in favor.
- B. Treasurer's Report – Written report attached. Bruce read the report to the Board and members present.
 - Total operating fund is \$31,651.35
 - Total Reserve funds is \$43,077.76
 - Total Association funds are \$74,729.11

Committee Reports:

Construction – By Richard, written report attached.
Covenants – By Richard, written report attached.
Violations – By Bruce, written report attached.
Pool – By Steve B., written report attached.
Lakes – Bruce reported that he has been trying to get with Greg from Kingery Farms to finish the fish stocking of the lakes. Mark from SCPM will take over this project and set up a meeting with Kingery.
Grounds – Richard made a motion to accept a bid for \$450.00 (\$13.00 per tree) to trim the palm trees. Bruce seconded. All were in favor.
ARC – No report
Newsletter – BJ reported that the next newsletter is scheduled for 1st week of July.

Managers Report:

Mark from SCPM reported that all the financial information that had been turned over to SCPM has been loaded in their system and a May financial report has been generated and delivered to Bruce for review.

The first covenant drive was completed yesterday with 40 owners needing friendly reminder notices. One violation letter was also mailed. All future letters will be sent to the board prior to mailing.

Unfinished Business:

None

New Business:

- A. Dissolving of Committees – Bruce made a motion to dissolve the violations committee. Charlotte seconded. All were in favor.
- B. Coordination with SCPM - Richard made a motion to have the following liaisons with SCPM. Richard for covenants and Grounds and Bruce for Lakes.
- C. Items for SCPM to obtain quotes – Cabana bathroom doors, sprinkler service, complete landscaping.
- D. Hiring of new pool service – Richard made a motion to cancel the contract with paradise pool effective the end of the month and to hire SCPM pool service for \$280.00 per month effective July 1, 2006.
- E. Cutting of palm tree by the pool – It was reported that Ericka Boggs authorized the lawn company to have a palm tree by the pool removed without a bid or Board authorization for funds.
- F. Set date to vote on 2007 Assessment – a tentative date will be 8/9/2006.

Adjournment:

Bruce made a motion to adjourn. Richard seconded. Meeting adjourned at 8:30 p.m. The next scheduled meeting is July 12, 2006.

Respectfully submitted,

Mark Jackson
SCPM

Secretary

Date

Attachments: 5 reports

May Financial Report - For BOD Meeting June 14, 2006

Operating Fund Checking	\$11,516.42
Operating Fund CD	\$20,134.93 due 8/12/06 4.11% APR
Total Operating Fund	\$31,651.35

Reserve Fund Checking	\$1205.80
Reserve Fund CD	\$31,466.71 due 9/12/06 4.50% APR
Reserve Fund CD	\$10,405.21 due 1/09/07 4.50% APR
Total Reserve funds	\$43,077.76

Total Association funds \$74,129.11

On May 17th I transferred \$2000.00 from the operating fund to the reserve funds to pay for fish to stock the lakes. This was done to preserve the interest bearing reserve fund CD's. A reserve fund CD matures in Sept, the amount due will be returned to the operating fund

There were 6 homeowners who had not paid their 2006 assessments. One is in bankruptcy One in foreclosure, 3 we are attempting to collect through the association attorney. One paid through the attorney this week.

The bankruptcy issue is still in limbo; the homeowner is attempting a refinance on the residence. If this is approved we will receive the balance of the bankruptcy judgment in full. Approx \$2400.00 leaving a balance of about \$1800.00.

As of June 1, SCPM is doing all the bookkeeping, all bills are submitted to them and they write the checks which are returned to me for approval and signature. SCPM will be doing all the reports. They have no access to any funds.

I have been informed that a palm was cut down at the pool and a stump cut out on the median. I will be receiving a bill and have no idea what it should be. My understanding was we were suppose to be getting bids for the job?

Construction Report - For BOD Meeting June 14, 2006

The sprinkler near the intersection of Trent House and the Business Park access road has been repaired. The intersection area has also been cleaned up and re-sodded. The wood fence along the access road has been straightened and repaired. A sound buffer has been constructed around the dewatering pump to reduce the noise level. This completes all the outstanding requirements for occupancy of Phase 1 of the Business Park. The City Code Enforcement Department was very helpful in requiring the contractor to correct these deficiencies and the entrance now looks reasonable.

Construction is continuing on the restaurant facility at the corner of Eau Gallie and Trent House.

The State has been contacted about cleaning up the canal that runs from John Rodes Blvd. to the north side of Magnolia Lakes. The State has started cleaning the canal at the John Rodes Blvd end.

Covenant Committee Report - For BOD Meeting June 14, 2006

The ballot to change the covenants for door colors was sent out early this month and are due back on or after July 8, 2006. To date, 114 ballots have been received. 148 yes votes are required for the ballot to pass.

Violation Report - For BOD Meeting June 14, 2006

Old business. Violation Letters

1228 WOC has made an effort to clean up the property and residence and at this point I would recommend just keeping it under watch.

1204 WOC The appeals/fining committee is set to meet in July. We will continue to monitor the yard and hope we don't have to proceed any further.

Pool Report - For BOD Meeting June 14, 2006

((((Vandalism that occurred in the past month at the Pool.))))

- a) The men's restroom door recoil bracket has been broken and dismantled. (New problem)
- b) The men's and women's showers have been tampered with by trying to unscrew them from the walls and disconnecting their on/off cords. (New problem)
- c) The fire extinguisher containment box was tampered with, the access tool/chain ripped off of it. (New problem)
- d) The internal pool lights were tampered with and left on at least four (4) times. (On going problem)
- e) The life ring and poles are being damaged and used as pool toys. (On going problem)
- f) Pool furniture put at disarray and used for jumping the fence. (On going problem)
- g) Under age children are being allowed to go to the pool UNACCOMPANIED by an adult.
- h) Smokes put out on deck and butts thrown all over the pool area as well as gum being stuck to the pool furniture and deck. Glass containers with FOOD and ALCOHOL being brought into pool area. (On-going problem)