

Magnolia Lakes Development HOA, Inc.
Board of Directors Meeting Minutes
Azan Shriners Center-1591 W. Eau Gallie Blvd.
Melbourne, Fl. 32935
July 12, 2006 at 7:00 PM

Call To order: President B.J. LaClair called the meeting to order at 7:00 PM.

Roll Call:

President- BJ LaClair
V.P.- Richard Bourdreaux
Sec.- Charlotte Rose
Treas.- Bruce Woerner
Dir.- Steve Cotollesse
Mark Jackson from SCPM

Erica Boggs and Steve Barth were absent

Proof of Notice: the agenda was posted on July 5, 2006

Approval of prior minutes: Richard moved to approve the June 14, 2006 minutes as presented. The motion was seconded by Bruce and passed unanimously.

Reports of Officers:

President's Report: No Report
Treasurer's Report: Written Report attached

Committee Reports:

Construction: Richard reported that the Business Park and restaurant are on-going. Florida Dept. Of Transportation is nearly finished with clearing the canal on the north side of Magnolia Lakes. The palm trees have been trimmed at the entrance and the pool area.

ARC Applications: Carolyn reported that there were 8 applications and all were approved by the committee. They are as follows; 1106 WOC wood deck in the rear of home was approved, 1133 WOC fence was approved, 1136 WOC paint exterior of home was approved, 1138 WOC replace front door was approved, 1174 WOC fence was approved, 1251 WOC replace front door was approved, 4667 BLKmr Ct. replace front door was approved, 1310 BRY. HL. Dr. water fountain and hurricane shutters were approved. Charlotte moved to approve the ARC report. The motion was seconded by Bruce and passed unanimously.

Pool: Under Managers report

Violations: Bruce noted that the violations were written and attached. It was also noted that the violation fines have been reinstated.

Covenant Ballots: Richard reported that votes are still being received and an announcement will be made at the August 9th meeting to set the date for counting the ballots. At this time, there are 164 ballots collected. 148 approvals are needed for the items to pass.

Managers Report:

Covenant Violations Report: Mark Jackson reported that there were 37 “friendly reminder letters” and one violation letter mailed in June. These were reviewed by the Board. As of yesterday, there were 14 closed cases, 7 have made some progress, and 16 have still made no progress. The 30-day time frame is getting close and follow up will be necessary.

Approval of 1st/violation letters: There are 10 new friendly reminder letters for review. They have not been added to the violations report, as approval has not been given to do so. Copies were left with the Board for review.

Pool Update: Written notice was given to Paradise Pools on June 15th. They stopped showing up on June 20th and SCPM made an emergency pool visit internally to get the pool usable for the community. SCPM was also contracted as of July 3rd at a rate of \$280.00 per month for 2 visits per week (Tuesdays and Thursdays-weather permitting). Three visits were made the last 3 weeks to get the pool under control and to cover the holiday.

Door replacement: Steve passed on one bid from Door Gallery at a cost of \$3,900.00 for fiberglass doors, or \$2,900.00 for metal doors. SCPM has met with another contractor, Kris Boreske, who bid the project at \$3,100.00 for labor plus the price of steel doors \$618.00 or solid fiberglass at \$738.00 plus tax.

Kingery Farms: Mark met with Greg Kingery on June 30th regarding fish stocking. Richard and Bruce were in attendance. It was determined to wait until the fall for installation due to better survival during the cooler time of year.

Finally, Mark contacted Raintree Pest Control and had him move his scheduled visit up a few days to correct the problem around the pool area.

Old Business:

Cutting down the tree at pool: Bruce noted that he had still not received a bill for the work done.

New Business:

ARC Alternate Appointments- Richard moved to appoint three new members as alternates to the committee. They are Charlotte, BJ, and Steve. Charlotte seconded the motion and it passed unanimously.

14-day notice for assessment increase- Richard moved to have the assessment voted on at the August 9th meeting. Bruce seconded the motion and approved the costs associated with the 14-day mailing to be handled on or before July 24th. The motion carried unanimously.

Appointment of Nomination Committee for Board Election-The appointment is to be made not less than 60-days. The nomination committee member volunteers are as follows: Veronica B., Joan W., and Charlotte R. Richard moved that the volunteers be appointed. Bruce seconded the motion and the three were installed unanimously.

Entrance Beautification- No action taken at this time.

Attachments of reports on website minutes- The attachments are to be emailed to Steve C.

Voting on “non-smoking” and “key access only” rules for the pool-Richard moved to approve the additions to the rules and the cost to produce the signs. Bruce seconded the motion and it carried unanimously.

Adjournment: With no other business at hand, Bruce moved to adjourn the meeting. Charlotte seconded and the meeting was adjourned at 8:10 PM.

Respectfully Submitted,

Mark Jackson
SCPM

Secretary

Date

July Financial Report For BOD Meeting August 9, 2006

Operating Fund Checking \$12, 801.50
Operating Fund CD \$ 10,306.58 due 01/15/07 4.10% APR
Total Operating Fund \$23,108.08

Reserve Fund Checking \$1255.80
Reserve Fund CD \$31,584.60 due 9/12/06 4.50 %APR
Reserve Fund CD \$ 10,444.18 due 1/09/07 4.50% APR
Total reserve Funds \$43,284.58

Total Association finds \$ 66,392.66

On July 31 \$10,000.00 was transferred from the Operating fund CD to the operating fund Checking account. The balance of the CD was rolled over to a 5 month CD at 4.11 %, which can be accessed at no charge.

There were 2 unusual expenses in July; we had 4 spotlights broken out by vandals at the front sign west side. The light on the sign and one behind were replaced. 2 others which were just on the trees were deadheaded. Total cost \$230.64. A police report was filed.

Major repairs were also needed at the pool on the filter system, parts \$270.20 labor \$326.25 total \$596.45.

Assessment collections, 4 unpaid, 1 bankruptcy, 1 making payment plan with attorneys, 1 in contact with attorneys, 1 foreclosure owned by bank possibly sold, we should collect at closing.