

Magnolia Lakes Development HOA

Board of Directors Meeting Minutes

Azan Shriners Center-1591 W. Eau Gallie Blvd.

Melbourne, Fl. 32935

August 9, 2006

CALL TO ORDER: B.J LaClair., President, called the meeting to order at 7:00 p.m.

ROLL CALL: Present: B.J LaClair., President; Richard Boudreaux, Vice President; Bruce Woerner, Treasurer; Charlotte Rose, Secretary; and Directors Steve Cotellesse., and Steve Barth. Also present were Mark Jackson and Christina Landwehr, from SCPM. Absent: Ericka Boggs. Secretary Rose stated that the quorum was established and that the sign was posted at least seven days prior to the meeting.

APPROVAL OF MEETING MINUTES: Secretary Rose asked if Board members had any comments on the draft meeting minutes. Richard Boudreaux made a motion to accept the minutes of the previous meeting; seconded by Bruce Woerner; and motion was approved unanimously.

TREASURER'S REPORT: Bruce Woerner read the attached report. Charlotte Rose made a motion to accept the Treasurer's Report; seconded by Richard Boudreaux; and motion was approved unanimously.

COMMITTEE REPORTS:

ARC: Four (4) were addressed; all were approved on a motion made by Bruce Woerner; Seconded by Charlotte Rose; and motion was approved unanimously. 1255 White Oak Circle – Shutters; 1172 White Oak Circle – painting; 1277 White Oak Circle – replacement of tree; 1280 Berryhill – painting.

POOL: Steve Barth stated that there is still algae appearing on the pool. He stated that we need to keep an eye on the pool.

MANAGER'S REPORT: Mark Jackson read attached Manager's Report to Board of Directors and audience.

OLD BUSINESS:

BJ LaClair stated that a bill has not been received for the cutting down of the palm tree by the pool.

NEW BUSINESS:

- 1 Bruce Woerner presented the attached budget overview. He stated that this is just a preliminary budget. The Budget Meeting will be held at a later date.
- 2 HOA assessment to be approved at \$250.00/year. Bruce Woerner made a motion to approve the \$250.00/year; and the motion was seconded and approved by all Board members except Steve Cotellesse who voted "nay".
- 3 Richard Boudreaux made a motion to have an Annual and Board of Directors Meeting on October 11, 2006; Charlotte Rose seconded; and the motion was approved unanimously.
- 4 The Board stated all necessary forms be sent by next week. Richard Boudreaux made a motion; Bruce Woerner seconded; and the motion that the forms be sent out next week was approved unanimously.
- 5 Covenant Change – BJ LaClair stated that Mark Jackson and Christina Landwehr, along with two volunteers, counted the ballots for the door color change. There were 150 Yes votes and 25 No votes. The 150 Yes votes exceeded the required 2/3 of 222 votes, and therefore the covenant amendment passed. Richard Boudreaux made a motion, Bruce Woerner seconded; and all were in favor.

ADJOURNMENT:

Charlotte Rose made a motion to adjourn; Seconded by Steve Cotellesse; and all were in favor. The meeting adjourned at 8:25 p.m.

Respectfully submitted,
Christina Landwehr
SCPM

Secretary

President

(see all attachments)

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 including 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.

Managers Report For BOD Meeting August 9, 2006:

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 Barth 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 Jackson met with Greg Kingery on June 30th regarding fish stocking. Richard Boudreaux and Bruce Woerner 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 Jackson contacted Raintree Pest Control and had him move his scheduled visit up a few days to correct the problem around the pool area.

Richard Boudreaux made a motion that they approve the pool door repair from SCPM; Bruce Woerner seconded; and the motion was approved unanimously.