

Magnolia Lakes Development HOA

Board of Directors Meeting Minutes
Azan Shriners Center-1591 W. Eau Gallie Blvd.
Melbourne, Fl. 32935
September 13, 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 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: 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:

CONSTRUCTION: Richard Boudreaux reported that the de-watering pump has been removed from the Business Park. Construction is continuing on the Business Park and restaurant. A new subdivision called Veranda Park is being developed just east of Eagle Harbor and comprises lots of 1/3+ acres. The City of Melbourne Engineering Department indicated that they are attempting to have the Developer of Veranda Park extend the access road from Eau Gallie through to Aurora and connect with Turtle Mound.

ARC: Two (2) were addressed; all were approved on a motion made by Richard Boudreaux; seconded by Steve Cotellesse; and motion was approved unanimously.
1213 White Oak Circle – stain front door and trim
1148 White Oak Circle – Replace front door

POOL: Steve Barth stated that there is still abuse in the pool area.

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

OLD BUSINESS:

1. Bruce Woerner stated that a bill has not been received for the cutting down of the palm tree by the pool.
2. Charlotte Rose reported on the new plants that were going to be installed in the front entranceway. There are also plans to replace the "Deed Restricted" signage. Charlotte Rose will also be adding flowers. BJ LaClair requested that a price quote be gotten for mulching.
3. Sidewalk cleaning – Christina is working on getting bids.
4. SCPM was requested to contact the landscaping company to address the weeding of the planting beds and trimming of the shrubs.

NEW BUSINESS:

- 1 Mediation for owner of 1228 White Oak Circle – Bruce reported that the owner needs to go to mediation and that the Association attorney should be contacted to proceed. Steve Cotellesse suggested that the City be called instead of proceeding with the attorney. Discussion followed. Richard Boudreaux made a motion to spend the necessary funds for attorney action for mediation if the City is not able to remedy the situation. Seconded by Bruce Woerner and the motion was approved unanimously.
- 2 Second notice of Annual Meeting and Ballot – Richard Boudreaux reported that the Ballot, Amendment and inner envelope for the Annual Meeting and Election needs to be sent September 18, 2006. Richard Boudreaux will provide SCPM with the necessary paperwork and SCPM will do the mailing. The Annual Meeting will be held on October 11, 2006 at the Azan Shriners Center – 1591 W. Eau Gallie Blvd.
- 3 Next years meeting place – BJ LaClair stated that the Board would need to find a meeting place for the monthly Board of Directors meetings for next year. The Board will look into alternatives.

ADJOURNMENT:

Richard Boudreaux made a motion to adjourn; Seconded by Bruce Woerner; and all were in favor. The meeting adjourned at 7:50 p.m.

Respectfully submitted,
Christina Landwehr
SCPM

Secretary

President

(see all attachments)

Financial Report For BOD Meeting September 13, 2006

August Financial Report

Operating Fund Checking \$ 10,072.89
Operating Fund CD \$ 10,320.23 due 01/15/07 4.10% APR
Total Operating Fund \$ 20,393.12

Reserve Fund Checking \$ 1205.80
Reserve Fund CD \$ 31,817.82 due 9/12/06 4.50 % APR
Reserve Fund CD \$ 10,521.29 due 1/09/07 4.50% APR
Total reserve Funds \$ 43,544.91

Total Association funds \$ 63,938.03

The reserve fund CD for \$31,817.82 due 9/12 was rolled to a new 10 month CD at 5.15 APR

There are currently 3 unpaid 2006 assessments

1 in Bankruptcy 1 foreclosure, neither are collectable at this time

1 in negotiations with the association attorneys, they have until Sept 28 to pay or make arraignments to pay. The homeowner has been given a choice of two payment plans. If no agreement has been made by Sept 28 further action will be taken.

Managers Report For BOD Meeting September 13, 2006:

Covenant Violations Report: A follow up property inspection was conducted on September 13, 2006. To date there are 17 unit owners that are still in violation, a strong 2nd and Final violation letter when out to said unit owners. There were 6 unit owners that did comply and their file has been closed.

I will be conducting a **complete** property inspection in the very near future; upon this most recent property inspection there are many more homes that need to be addressed. The main issues that I am finding is overgrown/unmanicured yards, rust and/or mildew on driveways, rust on homes, trashcans and/or recycle bins left in the front, mailboxes.

Unit Owner Address': According to our records all of the certified letters that were sent out are correct. The unit owner simply did not sign for them, that is the reason for the return. We have since re-sent the unit owner's via regular mail another copy of the original letter. I will continue to follow up on this issue and report back to the Board. Please see revised copy of the unit owner addresses.

Door replacement: Space Coast has replaced the grill on the door by the pool area.

Pressure Cleaning: I am having SCPM Maintenance go to property to give a quote to the best of their knowledge of how many hours it will take to complete the pressure cleaning of the sidewalks. They charge 45.00 per hour, however I am requesting the amount of hours it will take. Magic Hands Pressure cleaning has been to property to also provide a quote. As soon as I receive any of said proposals I will immediately supply them to the Board.