

Magnolia Lakes Development HOA

Board of Directors Meeting Minutes
Azan Shriners Center-1591 W. Eau Gallie Blvd.

Melbourne, Fl. 32935

November 8, 2006

Draft

CALL TO ORDER: Charlotte Rose, President, called the meeting to order at 7:00 p.m.

ROLL CALL: Present: Charlotte Rose, President; Richard Boudreaux, Vice President; Steve Cotellesse, Treasurer, Steve Barth, Director and Nicolas Fiorello, Director. Also present Mark Jackson, from SCPM. Absent: Bruce Woerner, B.J. LaClair, Bill Cook and Melissa Reeder. President 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 Board meeting and the Annual Meeting Minutes from October 11, 2006; seconded by Steve Cotellesse; and motion was approved unanimously.

TREASURER'S REPORT: Steve Cotellesse read the attached report. Steve Barth made a motion to accept the Treasurer's Report; seconded by Richard Boudreaux; and motion was approved unanimously.

Richard Boudreaux made a motion to appoint Steve Cotellesse to obtain quotes and to bind the Association to Insurance for 2007 if the total premium coverage does not exceed \$8,000.00; seconded by Steve Barth; and the motion was approved unanimously.

Richard Boudreaux made a motion to mail the 2007 Assessment notice with "Approved / Final" budget attached to all owners on January 1, 2007. The Assessment will be due no later than February 28, 2007. Seconded by Nicholas Fiorello; and motion passed unanimously.

COMMITTEE REPORTS:

CONSTRUCTION: No report.

ARC: Five ARC applications were reviewed. Motion to approve made by Richard Boudreaux; seconded by Steve Cotellesse; and motion was approved unanimously.

4660 Blackmore - gutters

1113 White Oak Circle – exterior paint

1119 White Oak Circle – exterior paint

1186 White Oak Circle – exterior paint

1217 White Oak Circle – exterior paint

CONSTRUCTION: No report

GROUNDS AND LAKES: No report

POOL: Steve Barth reported that there was some vandalism to one of the chairs. The pool deck was pressure washed. Raintree treated the grubs around the pool area.

VIOLATIONS REPORT: Richard Boudreaux presented the Board with a draft of a letter to 1228 White Oak Circle concerning possible mediation if the homeowner did not bring his property up to community standards. The Board asked him to proceed with the letter.

MANAGER'S REPORT: Mark Jackson read the following Manager's Report to Board. Covenant Violations Report: A covenant drive was completed on 10/9/06 and the letters were approved and mailed on the 10/12/06. A follow up drive was made on 10/30/06. A copy of the Violations report was sent to the Board

We closed 6 cases

Opened 5 new cases

Sent firm violation letters to 4 owners

One owner (1400 Berryhill) has responded and will correct by the end of the month.

The next drive is scheduled for the 15th or 16th of this month.

Pressure Cleaning: the parking lot / pool deck and sidewalks were pressure cleaned by one of our maintenance techs a couple of weeks ago.

Landscaping: I met with James Long of Awesome landscaping this morning and we walked the front entrance. He bought the company from the previous owner and does not have a copy of the contract.

I will fax him a copy and schedule another get together.

They will be fertilizing the lawn area within the next two weeks.

I asked him to treat all of the landscape beds for weeds within the next week (it was too windy today) and to provide us a price for:

Removal of the dead palm on the Island with the bulletin board and grinding of the stump as well as grinding the existing stump on the center island.

Mulching the beds

One-gallon plants for the center Island

Three-gallon plants for the front entrance by the signs

OLD BUSINESS:

1. Meeting place for 2007 – Charlotte Rose put an application in with the Melbourne Library on Pineapple Blvd. and is waiting on an answer.
2. Landscaping proposal – the board reviewed a proposal by Charlotte Rose to revamp the front entry to the community. Richard Boudreaux made a motion to allow a \$250.00 expenditure for trees, plants and flowers to be added to the front entrance; seconded by Steve Berth; motion passed unanimously.
3. Alligator problem: Charlotte Rose called in the complaint to the proper authorities.

NEW BUSINESS:

1. Appoint duties for:
Sign posting – (next meeting)
Grounds and Lakes – (next meeting)
Construction – Richard Boudreaux
Web-site – Steve Cotellessee
Newsletter – Bill Cook agreed to take this project
Appeals Committee – Already seated from 2006
Pool and BB court – Steve Barth
Violations – Richard Boudreaux
ARC – Richard Boudreaux made a motion to have the following homeowners appointed to the Committee: Jackie Taylor, Catherine Katz, Joan Woerner, Steve Barth and Carolyn Shoup as chairperson; seconded by Steve Cotellessee; motion passed unanimously.
2. Web-site (new server) Tabled
3. Register new board with the State. Mark Jackson provided Steve Cotellessee with the form. He will complete it and send it to SCPM for processing.

ADJOURNMENT:

Steve Cotellessee made a motion to adjourn; Seconded by Richard Boudreaux; and all were in favor. The meeting adjourned at 8:10 p.m.

Respectfully submitted,
Mark Jackson
SCPM

Secretary

President

Treasurer's Report for BOD Meeting November 8, 2006

October Financial Report:

Operating Fund Checking	\$ 4,770.35
Operating Fund CD	\$10,360.75 (4.10% due 01/15/07)
Total Operating Fund	\$15,131.10

Reserve Fund Checking	\$ 2,317.78
Reserve Fund CD	\$30,000.00 (5.15% due 07/13/07)
Reserve Fund CD	\$10,560.70 (4.50% due 01/09/07)
Total Reserve Funds	\$42,878.48

Total HOA funds \$58,009.58

Our Property and liability insurances will expire 11/30/06 and will not be renewed by Nationwide. I have talked with the insurance agency and they are still in the process of getting quotes from insurance brokers. One quote, for General Liability only (no Property), was \$3,364. I should have more details and costs next week.

We will need to transfer the \$10,000 Operating Fund CD to the Operating Fund Checking Account this month. This should provide enough to cover expenses through the end of the year and the beginning of January 2007.

I recommend that we send out assessment notices, along with the proposed 2007 budget on December 1st with the assessment payable by March 31st.

There are 2 unpaid assessments for 2006. One is in bankruptcy and the other is in foreclosure by the lender. Neither is considered collectable at this time.