

Magnolia Lakes Development HOA
Board of Directors Meeting Minutes
Emmanuel United Methodist Church - 2800 W. Eau Gallie Blvd.,
Melbourne, Florida 32935
February 12, 2008

CALL TO ORDER:

President Charlotte Rose called the meeting to order at 7:00 p.m.

ROLL CALL:

Present: Charlotte Rose, Gary Reeder, Jody Phillips and Peter Hartshorne. Absent: Bill Cook. A quorum was established. Also present was Mark Jackson from SCPM.

Peter posted notice on February 4, 2008.

APPROVAL OF MEETING MINUTES:

Peter made a motion to accept the minutes of the November 13, 2007 Board Meeting. Seconded by Gary, and the motion was approved unanimously.

Fill Treasurer position for 2008

Peter made a motion to appoint Gary as Treasurer. Seconded by Jody, and the motion was approved unanimously.

COMMITTEE AND OFFICER REPORTS:

TREASURER'S REPORT:

No report. The Association financials are up to date thru December 31, 2007.

ARC: Six (6) applications were reviewed and all were approved.

1131 WOC – pavers
1136 WOC – replace magnolia tree with a palm
1142 WOC – ext. paint
4605 Radford – ext. paint
1390 Berryhill – ext. paint
1281 Berryhill – add screen room and upgrade landscaping

Gary motioned to accept the six ARC recommendations and Peter seconded. The motion was approved unanimously.

CONSTRUCTION:

No report

GROUNDS AND LAKES:

No report

NEWSLETTER:

Bill needs input from the board and from the owners for the next publication. Peter will ask him to add: All pets must be on leashes and reminding the owners to repair / repaint their mailboxes and posts.

POOL –

Peter will look at the gate to see if the gate spring hinges can be adjusted or need to be replaced.

SCPM/VIOLATIONS:

Covenant Violations Report:

Since our last meeting on November 13, 2007

We closed 34 cases

Opened 40 new cases

Sent 13 second letters

Two properties to consider for a hearing:

4659 Blackmore (fence) – opened on 9/17/2007

1238 WOC lawn and beds (repeat) - opened 12/26/2007

The last 6 drive reports are in your packets

The next drive will be the 21st or 22nd.

The HOA Insurance was renewed.

2008 assessments were mailed to all owners on November 30, 2007.

Front Entrance – I got with Paradise about upgrading the look of the front entrance.

Eric offered to do the job for cost of the material.

For example: 80 plants x \$2.25 per plant would be \$180.00 per quarter.

Food for thought.

OLD BUSINESS:

1. 1228 Foreclosure – Charlotte reported that the house is in the final stages of foreclosure.
2. 1240 WOC – ARC for repainting was originally denied due to color choice. The owners then changed the color to a different shade of brown and proceeded to repaint without re-submitting the new color to the committee.

NEW BUSINESS:

1. Repair men's room door – Gary motion to have Bobby Chasin do the proposed repair to the men's room door for \$525.00. Peter seconded and the motion passed unanimously.
2. Front entry lights not working – Peter will look at the entry lights and try to find the problem. Charlotte will get with Bruce to find out where the letters for the front sign were purchased and order additional letters.
3. Spring Garage Sale – The sale was tentatively set for April 5th. Bill will be asked to put the notice in the newsletter.

ADJOURNMENT:

The next meeting date is scheduled for March 11, 2008.

Peter motioned to adjourn, seconded by Gary. The meeting adjourned at 8:14 p.m.

Respectfully submitted,

Mark Jackson

SCPM

Secretary