

Magnolia Lakes Development HOA
Board of Directors Meeting Minutes
Emmanuel United Methodist Church - 2800 W. Eau Gallie Blvd.,
Melbourne, Florida 32935
July 15, 2008

CALL TO ORDER:

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

ROLL CALL:

Present: Charlotte Rose, Gary Reeder and Peter Hartshorne. Absent: Bill Cook and Jody Phillips. A quorum was established. Also present was Mark Jackson from SCPM. Peter posted notice on July 8, 2008.

APPROVAL OF MEETING MINUTES:

Peter made a motion to accept the minutes of the March 11, 2008 Board Meeting. Seconded by Gary, and the motion was approved unanimously.

COMMITTEE AND OFFICER REPORTS:

TREASURER'S REPORT:

No report.

ARC: Seven (7) applications were reviewed. Six (6) were approved.

1173 WOC – tree replacement
1226 WOC – install accordion storm shutters
1282 WOC – change trim color on house
1281 Berryhill – exterior paint
1341 Berryhill – repaint house same colors
4652 Blackmore – enclose existing screen room with vinyl windows

1279 WOC was approved pending review of amendment 10 to be sure that the request for the removal of the trees without replacement is allowed by the documents.

Peter motioned to accept the 7 ARC recommendations and Gary seconded. The motion was approved unanimously.

Mark will request ARC applications for the recent work at 1130 and 1131 WOC.

CONSTRUCTION:

No report

GROUNDS AND LAKES:

The last planting of flowers at the entrance was in March. Peter motioned to replace the flowers in the entrance landscape beds this month and every quarter for a cost of \$180.00. This is the cost of

the materials. There is no labor charge. Gary seconded and the motion was approved unanimously.

NEWSLETTER:

Bill will be asked to please get the next newsletter out before August 15, 2008 and to include the information about the Annual Meeting and Election.

POOL: Mr. Barth forwarded a list of items that need attention at the pool cabana. Mark got a price quote for each item from Carl Guettler. Gary made a motion to approve the repairs for all of the items on the list except #4 and to hold off on completing item #6 until the bike rack is installed and the parking lot gets pressure cleaned. The list of items were:

- 1) Repair / replace door closer on ladies room door \$48.00
- 2) Replace closers on pool entry gate \$168.00
- 3) Paint both restroom doors \$219.00
- 4) Sand and paint paper towel dispenser in men's room. (we will buy a new one)
- 5) Replace electrical box at the entry gate \$89.00
- 6) Clean the black marks off of the pool fence \$75.00. (after the new bike rack)
- 7) Clean the pool parking lot of tire tracks and stains
- 8) Replace the 2 light fixtures at the cabana \$170.00
- 9) Replace the two electrical boxes by the pool pump equipment \$TBD

Mark will get bids on these additional items:

- 1) Re-stripping parking lot \$TBD
- 2) Pool pump drain field by BB court \$TBD
- 3) Remove and install new bike rack

SCPM/VIOLATIONS:

Covenant Violations Report:

Since our last meeting on March 11, 2008

I did drives on 3/20, 4/4, 4/17, 5/1, 5/15, 5/29, 6/12, 6/26 and 7/9.

We closed 59 cases

Opened 50 new cases

Sent 35 second letters

There are currently 10 cases open in the community. (pages 7&8)

We have a few owners that are not complying with multiple letters.

Please review the attached violation list, as we may have to schedule fining hearings.

Please take a look at:

1237 WOC - she refuses to remove the Christmas lights.

1240 WOC – we have asked them 3 times for paint swatches.

Peter made a motion to send 1237 WOC and 1240 WOC to the Fining Committee. Gary seconded the motion and it passed unanimously.

Copies of the last drive report (7/9) is attached.

One Copy of all the drives listed is separate for the Association records. (29 pages)

The next drive will be the 24th or 25th.

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We currently have 4 owners (not counting the 2 in litigation) that have not yet paid the 2008 Assessment. One owner has paid half. 4 notices including a certified demand letter have been sent.

A copy of the report is in your packets. Next step?

Gary made a motion to send all 4 to the attorney for collections. Peter seconded the motion and it passed unanimously.

Magnolia Tree – We have worked on this tree many times. A homeowner has tried to stake it. Paradise Lawns has been asked to add additional stakes.

Bank account –

As of April 30, 2008 there was:

\$43,827.13 in checking

\$5,210.50 in Reserve savings

\$10,500.00 CD

As of May 31, 2008 there was:

\$42,827.13 in checking

\$5,210.50 in Reserve savings

\$10,500.00 CD

As of June 30, 2008 there was:

\$39,835.91 in checking

\$5,210.50 in Reserve savings

\$10,500.00 CD

We are still waiting on photocopies of the February and March statements to update the financials.

OLD BUSINESS:

1. Pool keys – Peter made a motion to purchase an additional 10 pool keys. Gary seconded the motion and it passed unanimously.
2. Reimbursement to Mr. Barth for previous purchases – Gary made a motion to ratify the decision to reimburse Steve Barth for previous purchases of cleaning supplies and paper goods for the cabana restrooms.
3. 2008 Assessments – See manager's report.

NEW BUSINESS:

1. Pool furniture - Peter made a motion to purchase some new chase lounges for the pool area for a cost not to exceed \$300.00. Gary seconded the motion and it passed unanimously.
2. Bike Rack – Peter made a motion to purchase a new 5 rack single sided bike rack from Peachtree Business Products model #HPBR 25 for \$248.00 plus tax. Shipping is free. Gary seconded the motion and it passed unanimously.
3. Second or larger Notice / Bulletin board - tabled
4. Midges issue on center lake - tabled
5. Increasing pool service – During the beginning of the summer SCPM was asked by the Board to increase the number of service visits to the pool by one per week. Gary made a motion to approve the payment for these 5 additional service visits. Peter seconded the motion and it was approved unanimously.
6. Addressing the covenants – making changes / fencing, etc. – tabled

7. Notice of Annual Meeting – SCPM will be sending the 1st notice of the Annual Meeting to all owners the week of August 13, 2008. The meeting is tentatively set for October 14, 2008. We will have to confirm the availability of the meeting room with the Church.
8. Centralized bus stop – Peter made a motion to send a letter to the County School Board requesting a centralized pickup at the pool parking lot for all regular school bus pickups. Gary seconded the motion and it passed unanimously.

ADJOURNMENT:

The next meeting date is scheduled for August 12, 2008.

Gary motioned to adjourn, seconded by Peter. The meeting adjourned at 8:15 p.m.

Respectfully submitted,
Mark Jackson
SCPM

Secretary