

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

CALL TO ORDER:

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

ROLL CALL:

Present: Charlotte Rose, Bill Cook, Jody Phillips and Peter Hartshorne. Absent: Gary Reeder. A quorum was established. Also present was Mark Jackson from SCPM. Peter posted notice on August 4, 2008.

APPROVAL OF MEETING MINUTES:

Peter made a motion to accept the minutes of the July 15, 2008 Board Meeting. Seconded by Bill, and the motion was approved unanimously.

COMMITTEE AND OFFICER REPORTS:

TREASURER'S REPORT:

No report.

ARC: Four (4) applications were reviewed and all 4 were approved.

1130 WOC – tree replacement
1207 WOC – install hurricane shutters
1131 WOC – remove shrubs
1240 WOC – exterior paint colors

Jody motioned to accept the 4 ARC recommendations and Bill seconded. The motion was approved unanimously.

CONSTRUCTION:

No report

GROUNDS AND LAKES:

Charlotte reported on the water main break that the City responded to last week at 1189 WOC. The sidewalk has not yet been replaced. Charlotte reported that the yellow curbing had been repainted by the City. Charlotte also reported that the Magnolia tree on Trent has been removed. Charlotte made a motion to have Paradise Lawn and Landscape replace it with a 30 gallon Magnolia for \$285.00. Bill seconded and the motion passed unanimously. Mark was asked to call Greg Kingery about the midgies in the lakes.

NEWSLETTER:

Bill reported that the current edition has been distributed. The next issue will be in November and will include the information about the Annual Meeting Election results.

POOL / PARKING LOT: See manager's report.
Peter reported that new pool furniture had been purchased.

SCPM/VIOLATIONS:

Covenant Violations Report:
Since our last meeting on July 15, 2008:
I did drives on 7/23 and 8/6.
We closed 9 cases
Opened 11 new cases
Sent 4 second letters
There are currently 12 cases open in the community.
Copies of the last drive report (8/6) is in your packets.
The next drive will be the 20th or 21st.

We have one owner that is not complying with multiple letters.
1237 WOC - she refuses to remove the Christmas lights. A hearing is scheduled for 8/21/2008.
Proper notice was mailed to the owner both certified and regular mail.

1240 WOC – finally submitted the color swatches for the exterior paint.

We currently have 4 owners (not counting the 2 in litigation) that have not yet paid the 2008 Assessment. One owner has paid half. The other 3 have been turned over to the Association attorney for collections.

Magnolia Tree – The tree was removed and I have prices for a replacement. 30 gallon about 6-8 feet tall is 285.50. A 65 gallon 12-15 feet tall is \$468.00.

I sent a letter to the School Board route supervisor asking about the possibility of making the pool parking lot the central pick-up and drop off spot for Magnolia Lakes. We have not yet received a response.

I have sent two letters to Cypress Bend regarding keeping the canal banks cut.

All of the financial reports through July 31st have been completed and delivered by courier.

All of the approved pool cabana items have been completed except for the paper towel dispenser in the men's room. I also had the sprinkler timer box lock repaired and a drain cover installed where the pool drains near the BB court.

The new bike rack was delivered and Carl Guettler has proposed \$130.00 to remove the old one, assemble and install the new one. Peter made a motion to accept this bid. Bill seconded and the motion passed unanimously.

His bid to clean the parking lot and re-stripe it is \$500.00. Mark will work on this bid.

Bank Accounts: Per the financial report, as of July 31, 2008:
\$35,007.14 in checking, \$5,410.50 in Reserve savings and two CDs. One for \$10,438.15 and one

for \$30,887.51.

OLD BUSINESS:

1. Increasing pool service - Bill made a motion to approve the payment for additional service visits during August and September. Peter seconded the motion and it was approved unanimously.
2. Replace bike rack – See Manager’s report.
3. 2008 Assessments – See Manager’s report.
4. Notice of Annual Meeting - The Meeting date and location will be scheduled for October. The actual date and location are yet to be determined. Charlotte and Mark will work on securing a location this week.

NEW BUSINESS:

1. Second or larger Notice / Bulletin Board – No action taken

ADJOURNMENT:

The next meeting date is scheduled for September 9, 2008.

Peter motioned to adjourn, seconded by Jody. The meeting adjourned at 8:31 p.m.

Respectfully submitted,
Mark Jackson
SCPM

Secretary