

**Magnolia Lakes Development HOA**  
**Board of Directors Meeting Minutes**  
**Emmanuel United Methodist Church - 2800 W. Eau Gallie Blvd.,**  
**Melbourne, Florida 32935**  
**September 9, 2008**

**CALL TO ORDER:**

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

**ROLL CALL:**

Present: Charlotte Rose, Bill Cook and Peter Hartshorne. Absent: Jody Phillips and Gary Reeder. A quorum was established. Also present was Mark Jackson from SCPM. Peter posted notice on September 2, 2008.

**APPROVAL OF MEETING MINUTES:**

Peter made a motion to accept the Minutes of the August 12, 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.

1126 WOC – exterior paint  
1127 WOC – remove trees from the storm  
1173 WOC – exterior paint  
4607 Radford – exterior paint

Peter 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 second Magnolia tree blown over from the storm. The Board will gather some help and try and try to stake it back up.

**NEWSLETTER:**

The next issue will be in November and will include the information about the Annual Meeting Election results and the 10-year Community Celebration scheduled for November 15<sup>th</sup>. Bill was asked to produce a flyer encouraging the owners to vote in the upcoming Annual Election. The Board will deliver it door to door.

**POOL / PARKING LOT:** See manager's report.

**SCPM/VIOLATIONS:**

Covenant Violations Report:

Since our last meeting:

I did a drive on 9/3 (I skipped the one during TS Fay)

We closed 9 cases

Opened 3 new cases

Sent 2 second letters

There are currently only 7 cases open in the community.

Copies of the last drive report (9/3) is in your packets.

The next drive will be the 17<sup>th</sup> or 18<sup>th</sup>.

1370 Berryhill has been called to code enforcement. (The house is in foreclosure).

1237 WOC - A hearing was scheduled for 8/21/2008 but the owner complied prior to the hearing.

We currently have 4 owners (not counting the foreclosure at 1228 WOC) 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.

1167 has paid the 2007 and 2008 Assessments.

Magnolia Tree – The tree was removed and I held off on installing the replacement due to the weather forecasts. Now we have a second one down.

We 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. Without a response they apparently changed it as requested. I had one owner call to object to the change.

I called the City at 953-6361 and the Assistant City Engineer Keith Cunningham called me back. He was going to pull the original plans and talk to us about the possibility of changing the route of the storm drains on the north east side of the community. I am waiting for him to call me and I will try to set up a meeting on the property.

All of the financial reports through July 31st have been completed and delivered by courier. We need to schedule and post a budget meeting for the 2009 budget. Last year you approved it on November 13<sup>th</sup>.

I have marked up the 2008 budget with the amounts that have been spent thru June 30<sup>th</sup> (1/2 of the year)

I noted a few items that are running over budget.

All of the approved pool cabana items have been completed except for the paper towel dispenser in the men's room. I have ordered a replacement sign for the broken one on the front of the gate.

Carl Guettler installed the new bike rack.

His bid to clean the parking lot and re-stripe it is \$500.00. With the weather being bad, I have not worked on this bid.

**OLD BUSINESS:**

1. Annual Meeting October 7, 2008 – The 1<sup>st</sup> notice was mailed on 8/14. The 2<sup>nd</sup> notice with the ballot was mailed on 9/8. Currently there are only 4 volunteers for the 9 member Board.
2. 2008 Assessments – See manager's report

**NEW BUSINESS:**

1. Community Celebration – Scheduled for 11-2 p.m. on November 15<sup>th</sup>. SCPM has volunteered to provide the hamburgers, hotdogs and all of the buns. They will also provide the grill and do the cooking. The homeowners will be asked to bring a covered dish to share. The Association will be providing items such as ice, soft drinks, paper goods, condiments and some type of entertainment things for the kids. Bill made a motion to allocate \$500.00 for the 10 year Celebration. Seconded by Peter and approved unanimously. The Board is looking for volunteers and trying to form a Committee to help organize the event.
2. 2009 Budget – Mark provided an updated breakdown of the current expenses thru the 1<sup>st</sup> half of the year to help start the budget process. The budget meeting will be in November.

**ADJOURNMENT:**

The next meeting date is scheduled for October 7, 2008.

Peter motioned to adjourn, seconded by Bill. The meeting adjourned at 7:50 p.m.

Respectfully submitted,  
Mark Jackson  
SCPM

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Secretary