

**Magnolia Lakes Development HOA**  
**Board of Directors Meeting Minutes**  
**Emmanuel United Methodist Church - 2800 W. Eau Gallie Blvd.,**  
**Melbourne, Florida 32935**  
**December 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 Carol Ungerer. Absent: Jody Phillips and Peter Hartshorne. A quorum was established. Also present was Mark Jackson from SCPM. Notice as mailed from SCPM to all owners on November 20, 2008. Notice was posted on the bulletin board on December 2, 2008.

**APPROVAL OF MEETING MINUTES:**

Carol made a motion to accept the Minutes of the October 7, 2008 Board Meeting and the Annual Meeting. Seconded by Bill, and the motion was approved unanimously.

**COMMITTEE AND OFFICER REPORTS:**

**TREASURER'S REPORT:**

Carol reported that as of today there is:

\$17,721.00 in the Operating Account

\$6,320.50 in the Reserve Account

A Reserve fund CD of \$10,687.77 @ 2.5% interest in Bank of America

A Reserve fund CD of \$32,677.39 @ 3.75% interest in Colonial Bank

Total HOA Funds of \$67,406.66

Carol also reported that the Board set aside \$500.00 for the Community Celebration and actually spent less than \$300.00.

1. Ratify Insurance Company change – Action was taken last month by unanimous written Board vote to secure Association Insurance for an annual savings of approximately \$2,500.00 from the current policy. Carol made a motion to ratify the decision to go with a different Insurance Company with the same deductible for \$3,331.00. Bill seconded. All were in favor.  
A copy of that written vote is attached.

Bill made a motion to accept the Treasurer's Report. Charlotte seconded. All were in favor.

**ARC:** 3 applications were received and all were recommended for approval.

4650 Blackmore Ct. – Painting

1360 Berryhill – Painting

1132 WOC – replace two oak trees with palm trees

Bill made a motion to accept the ARC Committee's recommendation for approval of all three ARC

applications. Carol seconded. All were in favor.

### **GROUND AND LAKES:**

Charlotte reported on the following:

The light fixtures on the front brick walls are loose.

There are some missing caps on the pool fence.

The front plantings have been done.

The holiday decorations have been completed.

We need to buy some bags of fill dirt for some low spots in the lawn near the BB court.

The entry sidewalks need pressure washing.

We should probably clean and seal the wood fence by the Bb court.

There was a discussion about getting some volunteers from the community to address these issues. Mark will also get some bid amounts from Carl Guettler, the handyman that performs work for the Association.

### **NEWSLETTER:**

Bill will be prepare a newsletter before the holidays and will include photos from the 10-year Community Celebration. It was also suggested that it include information about the 2009 Annual Assessment and the fact that it has not increased in two years.

### **POOL / PARKING LOT:**

No report

### **SCPM/VIOLATIONS:**

Covenant Violations Report:

Since our last meeting:

I did drives on 10/16, 10/30, 11/12 and 11/25

We closed 22 cases

Opened 16 new cases

Sent 6 second letters

We did not send any letters during Thanksgiving.

There are currently only 6 cases open in the community.

Copies of the last drive reports are in your packets.

The next drive will be the 11<sup>th</sup> or 12<sup>th</sup>.

We currently have 4 owners that have not yet paid the 2008 Assessment.

The other 3 have been turned over to the Association attorney for collections.

One owner has paid half. We sent her a 14-day letter. In your packets.

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. No progress on this yet.

### **OLD BUSINESS:**

1. Approve 2009 Budget – A budget workshop was held on November 11, 2008 and a

proposed budget was mailed to all owners on November 20, 2008.  
Bill made a motion to accept the 2009 Budget as written. Carol seconded.  
All were in favor.  
The 2009 Annual Assessment will be \$250.00 with no change from the previous year.

**NEW BUSINESS:**

1. Storage unit for Association files and property – Charlotte presented the Board with 4 bids for off-site storage of Association property. After discussion, Bill made a motion to rent a 5/5 storage unit at “Public Storage” located at 1450 N. Wickham Road for an approximate annual cost of \$440.00 plus tax and lock.  
Carol seconded. All were in favor.
2. Front lights – Bill will rearrange some of the plants at the front that are blocking the lighting on the signs.

**ADJOURNMENT:**

The next meeting date will be January 13, 2009.  
Carol motioned to adjourn, seconded by Bill. The meeting adjourned at 7:40 p.m.

Respectfully submitted,  
Mark Jackson  
SCPM

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Secretary