

Magnolia Lakes Development HOA
Board of Directors Meeting Minutes
Emmanuel United Methodist Church - 2800 W. Eau Gallie Blvd.,
Melbourne, Florida 32935
January 14, 2009

CALL TO ORDER:

Vice President Peter Hartshorne called the meeting to order at 7:00 p.m.

ROLL CALL:

Present: Bill Cook, Carol Ungerer, Jody Phillips and Peter Hartshorne. Absent: Charlotte Rose. A quorum was established. Also present was Mark Jackson from SCPM. Notice was posted on the bulletin board on January 5, 2009.

APPROVAL OF MEETING MINUTES:

Carol made a motion to accept the Minutes of the December 8, 2008 Board Meeting. Seconded by Jody, and the motion was approved unanimously.

COMMITTEE AND OFFICER REPORTS:

TREASURER'S REPORT:

Carol reported that as of 1/12 there is:

\$25,672.89 in the Operating Account

\$6,520.50 in the Reserve Account

A Reserve fund CD of \$10,731.93 @ 2.5% interest in Bank of America

A Reserve fund CD of \$32,777.39 @ 3.75% interest in Colonial Bank

Total Reserve Funds \$50, 029.82

Total HOA Funds of \$75,702.71

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

ARC:

1181 WOC – exterior painting	Approved
1123 WOC – exterior painting	Approved
1125 WOC – replace two oak trees with palm trees	Approved
1170 WOC – screen enclosure at front door entrance	Approved
1234 WOC – exterior painting	Approved
1130 WOC – replacing sago palms with other varieties	Approved
1130 WOC – stain driveway or pavers (no colors)	NOT Approved
1149 WOC – exterior painting (need color samples)	NOT Approved

Bill made a motion to accept the ARC Committee's recommendation of the ARC applications. Jody seconded. All were in favor.

1115 WOC removed a tree without ARC approval
1102 WOC stained driveway blue without ARC approval

SCPM will send them letters and blank ARC forms. They will be asked to submit their application for review by the ARC committee.

GROUND AND LAKES:

Entry wall lights – Bill will change out the loose nuts and bolts to stainless steel
Sidewalks / pool parking area – Peter reported that a homeowner has helped do some pressure washing along the entrance.
Wood fence – we need a bid on cleaning and staining
GFI outlets in restrooms – Bill replaced the outlets

NEWSLETTER:

Bill reported that the next edition of the newsletter would be in late February.

POOL / PARKING LOT: Peter reported that he and Bill have submitted bids to pressure wash the pool parking lot and sidewalk leading all the way to the BB court. Mark will get a bid from our handyman, Carl Guettler.

SCPM/VIOLATIONS:

Covenant Violations Report:

Since our last meeting:

We did drives on 12/9, 12/23 and 1/8

We closed 8 cases

Opened 13 new cases

Sent 6 second letters

We held the letters and sent them so they would not impact their holidays.

There are currently 11 cases open in the community.

Copies of the last drive reports are in your packets.

The next drive will be the 22nd or 23rd.

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

One is in bankruptcy.

Two have been turned over to the Association attorney for collections. The attorney is ready to proceed to the next step. In your packets.

One owner has paid half. We sent her a 14-day letter certified and regular mail on November 24, 2008 and have had no response. The report is in your packets.

2009 Assessment Letters went out on December 10, 2008.

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 side of the community. No progress on this yet.
I left him another message on this today.

A new pool drain cover has been ordered for the pool and will be installed by a licensed contractor when we receive it. This will bring us current to the new code.

OLD BUSINESS:

1. Cleaning and repair invoices from Bill – all invoices have been paid.
2. Assessment collections action –
Jody made a motion to proceed with a demand letter and Notice of Lien from the Attorney on 1261 WOC and 1184 WOC. Carol seconded. All were in favor.

Carol made a motion to send 1241 WOC to the attorney for collection of the reminder of the 2008 Assessment. Bill seconded. All were in favor.

NEW BUSINESS:

1. Reserve funding – Carol will get with Luana at SCPM on how the process is set up to fund the reserves on a monthly basis.
2. Community standards – No report

ADJOURNMENT:

Bill motioned to adjourn, seconded by Carol. The meeting adjourned at 8:07 p.m.
The next meeting date will be February 10, 2009.

Respectfully submitted,
Mark Jackson
SCPM

Secretary