

Magnolia Lakes Development HOA
Board of Directors Meeting Minutes
Emmanuel United Methodist Church - 2800 W. Eau Gallie Blvd.,
Melbourne, Florida 32935
March 10, 2009

CALL TO ORDER:

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

ROLL CALL:

Present: Charlotte Rose, Bill Cook, Carol Ungerer and Peter Hartshorne. Absent: Jody Phillips. A quorum was established. Also present was Mark Jackson from SCPM. Notice was posted by Peter on the bulletin board on March 2, 2009.

APPROVAL OF MEETING MINUTES:

Bill made a motion to accept the Minutes of the February 10, 2009 Board Meeting. Seconded by Peter, and the motion was approved unanimously.

COMMITTEE AND OFFICER REPORTS:

TREASURER'S REPORT:

Carol reported that as of 3/9/09 there is:
\$51,362.90 in the Operating Account
\$6,920.50 in the Reserve Account
A Reserve fund CD of \$10,774.82 @ 2.5% interest in Bank of America
A Reserve fund CD of \$32,975.61 @ 3.75% interest in Colonial Bank
Total Reserve Funds \$50, 670.93
Total HOA Funds of \$102,033.83

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

ARC:

No Meeting. No applications.

GROUNDS AND LAKES:

No report

NEWSLETTER:

Bill distributed a draft of the upcoming edition of the newsletter. The Community Garage Sale will be held on March 28th. Bill will add that information to the newsletter, arrange the newspaper advertising and get the signs made. It will be printed on Thursday and distributed on Friday.

POOL: Peter reported that Bill and he pressure washed and re-striped the pool parking lot. They also pressure washed the sidewalk from the lot to the BB court. They will finish the cleaning of the fence next week.

SCPM/VIOLATIONS:

Covenant Violations Report:

Since our last meeting:

We did drives on 2/19 and 3/3/09

We closed 9 cases

Opened 9 new cases

Sent 3 second letters

There are currently 8 cases open in the community.

1115 WOC missing oak tree is still out of compliance

1102 WOC blue driveway is still out of compliance

Copies of the last drive reports are in your packets.

The next drive will be the 19th or 20th.

On the drive on 2/19 Ray Jarvis noted 84 driveways / sidewalks that needed to be cleaned. NO letters were sent. We need to come up with a way to address them without making it a violation letter notice.

We currently have 3 owners that have not yet paid the 2008 Assessment.

One is in bankruptcy.

Two have been turned over to the Association attorney for collections and intent to lien letters have been sent.

2009 Assessment Letters went out on December 10, 2008. The \$250.00 payment was due no later than February 28, 2009.

As of February 28th there were 60 owners that had not paid for a total A/R of \$15,373.41.

As of today there are 34 owners that have not yet paid for a total A/R of \$8,941.11.

The report is in your packets.

It's time for a collection letter. Copies of the 2nd and 3rd letters that you sent last year are in your packets.

I called the City at 953-6361 and spoke with the Assistant City Engineer, Keith Cunningham. We are inquiring about the possibility of changing the route of the storm drains into the retention pond at the northwest section of WOC. I met with Joe Skeen, Construction Inspector for the City on 3/3/09 and he is reviewing the feasibility of our proposal. A rough sketch is in your packets.

Pool drain grate cover replacement – The replacement pool drain grate has been ordered from All in One Pools. I am waiting on paperwork confirmation of the installation. This will get us compliant with the Virginia Graeme Baker Pool Safety Act.

OLD BUSINESS:

1. Community standards – Carol brought some sample colors of concrete stain (brochures) from Lowes, Home Depot, Color Wheel and Sherwin Williams. Peter will research and secure some actual samples for evaluation by the next meeting.

NEW BUSINESS:

No new business

ADJOURNMENT:

Peter motioned to adjourn, seconded by Carol. The meeting adjourned at 8:00 p.m.
The next meeting date will be April 14, 2009.

Respectfully submitted,
Mark Jackson
SCPM

Secretary