

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

CALL TO ORDER:

Charlotte Rose called the meeting to order at 7:10 p.m.

ROLL CALL:

Present: Charlotte Rose, Bill Cook, Carol Ungerer, Peter Hartshorne and Jody Phillips. A quorum was established. Also present was Mark Jackson from SCPM.

Notice was posted by Peter on the bulletin board on April 4, 2009.

APPROVAL OF MEETING MINUTES:

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

COMMITTEE AND OFFICER REPORTS:

TREASURER'S REPORT:

Carol reported that as of 4/13/09 there is:

\$53,945.25 in the Operating Account

\$7,120.50 in the Reserve Account

A Reserve fund CD of \$10,797.43 @ 2.5% interest in Bank of America

A Reserve fund CD of \$33,078.96 @ 3.75% interest in Colonial Bank

Total Reserve Funds \$50, 996.89

Total HOA Funds of \$104,942.14

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

ARC:

There were 7 applications.

6 were approved -

1290 Berryhill – exterior painting

1301 Berryhill – exterior painting

4659 Blackmore – exterior painting

4661 Blackmore – exterior painting

1127 WOC – widen driveway parking area with block pavers

1265 WOC – exterior painting

Peter made a motion to accept the ARC recommendations. Bill seconded. All were in favor.

1102 WOC – stain driveway

Peter made a motion to not approve the driveway color submitted. Carol seconded. Charlotte, Carol, Bill and Peter voted yea. Jody voted nay. Motion carried.

This application was NOT approved.

GROUND AND LAKES:

Charlotte reported that the front entrance flowers look good.

NEWSLETTER:

Bill reported that he would be adding pictures from the community garage sale. He will also be adding information about the ARC approval process.

POOL: Peter reported on some of the recent problems at the pool and asked that the next newsletter include the pool rules and regulations as a reminder to all owners / residents. He encouraged everyone to immediately report after hours trespassing and illegal activity to the police.

SCPM/VIOLATIONS:

Since our last meeting:

We did drives on 3/19 and 4/3/09

We closed 4 cases

Opened 3 new cases

Sent 6 second letters

There are currently 7 cases open in the community.

1115 WOC missing oak tree is still out of compliance – wrote us a brief note but has not removed the tree stump as of 4/3.

1102 WOC blue driveway is still out of compliance - owner finally submitted an ARC application. Copies of the last drive reports are in your packets.

The next drive will be the 16th or 17th.

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 March 10th there were 34 owners that have not yet paid for a total A/R of \$8,941.11.

We sent a Second Notice out on March 11th.

As of yesterday there are still 12 owners that have not paid the 2009 assessment. (LY April it was 44).

The report is in your packets.

A copy of the 3rd / Final letter that you sent last year is 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. We are still waiting for feedback from the City.

Pool drain grate cover replacement – The replacement pool drain grate has been installed by All in One Pools. Paperwork confirmation of the installation is in your packets. We are compliant with the Virginia Graeme Baker Pool Safety Act.

Fish Stocking Proposal from Kingery is in your packets.

OLD BUSINESS:

1. Community standards –Peter reported that he has not yet researched the test swatches for the concrete driveway stain due to having to serve on jury duty.

NEW BUSINESS:

1. Bluegills added to the lakes – Mark met with Greg Kingery and inspected all of the lakes. A proposal was presented to the board for adding fish to the lakes to help control the midgie problem. After discussion, Peter made a motion to stock the lakes with bluegills. 2000 fish to the large lake and 500 to the smaller center lake for a total cost of \$1,625.00. Bill seconded. All were in favor.

ADJOURNMENT:

Peter motioned to adjourn, seconded by Jody. The meeting adjourned at 8:10 p.m.
The next meeting date will be May 12, 2009.

Respectfully submitted,
Mark Jackson
SCPM

Secretary