

Magnolia Lakes Development HOA
Board of Directors Meeting Minutes
Emmanuel United Methodist Church - 2800 W. Eau Gallie Blvd.,
Melbourne, Florida 32935
May 12, 2009

CALL TO ORDER:

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

ROLL CALL:

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

APPROVAL OF MEETING MINUTES:

Jody made a motion to accept the Minutes of the April 14, 2009 Board Meeting. Seconded by Carol and the motion was approved unanimously.

COMMITTEE AND OFFICER REPORTS:

TREASURER'S REPORT:

Carol reported that as of 5/11/09 there is:

\$51,554.35 in the Operating Account

\$7,320.50 in the Reserve Account

A Reserve fund CD of \$10,819.35 @ 2.5% interest in Bank of America

A Reserve fund CD of \$33,179.28 @ 3.75% interest in Colonial Bank

Total Reserve Funds \$51,319.13

Total HOA Funds of \$102,873.48

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

ARC:

There was only one application.

1247 WOC application for exterior painting was Denied by the Committee, as the colors were too much of a contrast.

Carol made a motion to accept the ARC recommendation. Jody seconded. All were in favor.

GROUND AND LAKES:

Charlotte reported that she is researching adding native Florida crayfish to the lakes at a future date to help clean the lakes and control the midgies. No information to report at this time.

NEWSLETTER:

The latest edition was distributed in the Community on Saturday, May 9th.

POOL: Charlotte reported that there has been some minor vandalism at the pool and that it was reported in the newsletter. If you see people trespassing or damaging the property please don't call her, call the Police.

SCPM/VIOLATIONS:

Since our last meeting:

We did drives on 4/16 and 4/30

We closed 5 cases

Opened 3 new cases

Sent 2 second letters

There are currently 6 cases open in the community.

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 14th or 15th.

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.

We sent the Third and Final notice out certified mail on May 7th.

As of yesterday there are still 8 owners that have not paid the 2009 assessment.

The report 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. I've called them multiple times.

Mr. Cunningham gave me verbal approval from his office this afternoon and is checking with St. Johns Water Management for us before we can move forward. I will keep you posted.

Fish Stocking Project was completed by Greg Kingery on April 23rd.

2000 bluegills were added to the large lake and 500 to the center lake.

The water truck has been removed from the business park.

The pool was inspected on April 27th. The water quality was good but we needed to replace the flow meter and the wier door / float on both skimmers. Karen called Certified Pools and ordered them.

OLD BUSINESS:

1. Community standards –No report

NEW BUSINESS:

1. New ARC Committee member – Barbara Stepanian – Jody made a motion to appoint Barbara to the Committee to replace Kathy Katz. Carol seconded. All were in favor.

ADJOURNMENT:

Jodie motioned to adjourn, seconded by Carol. The meeting adjourned at 7:28 p.m.
The next meeting date will be June 9, 2009.

Respectfully submitted,
Mark Jackson
SCPM

Secretary