

**Magnolia Lakes Development HOA**  
**Board of Directors Meeting Minutes**  
**Emmanuel United Methodist Church - 2800 W. Eau Gallie Blvd.,**  
**Melbourne, Florida 32935**  
**June 9, 2009**

**CALL TO ORDER:**

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

**ROLL CALL:**

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

**APPROVAL OF MEETING MINUTES:**

Peter made a motion to accept the Minutes of the May 12, 2009 Board Meeting. Seconded by Jody and the motion was approved unanimously.

**COMMITTEE AND OFFICER REPORTS:**

**TREASURER'S REPORT:**

Carol reported that as of 6/8/09 there is:

\$47,059.42 in the Operating Account

\$7,520.50 in the Reserve Account

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

A Reserve fund CD of \$33,283.26 @ 3.75% interest in Colonial Bank

Total Reserve Funds \$51,319.13

Total HOA Funds of \$98,682.53

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

Carol tendered her resignation as they are selling their house. Her last meeting will be July 14, 2009.

**ARC:**

There were five applications:

1219 WOC – addition of fence was approved / permit required

1224 WOC – exterior painting was approved

1247 WOC - exterior painting was approved

4651 Blackmore – pavers and move the a/c unit / permit required

1330 Berryhill - application for a screen room addition was Denied by the Committee. Not enough information was submitted in order to make a decision.

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

**GROUND AND LAKES:**

Charlotte reported that she is researching adding native Florida crayfish and non-invasive native

plants to the lakes, at a future date, to help clean the lakes and control the midgies.

**NEWSLETTER:**

No report

**POOL:**

See Managers report

**SCPM/VIOLATIONS:**

Since our last meeting:

We did drives on 5/14 & 5/28

We closed 6 cases

Opened 13 new cases

Sent 1 second letter

There are currently 16 cases open in the community.

1102 WOC blue driveway is still out of compliance - owner finally submitted an ARC application.

1208 WOC lawn is in bad shape. – next action??

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 2 owners that have not yet paid the 2008 Assessment.

One is in bankruptcy.

They 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 28<sup>th</sup> there were 60 owners that had not paid for a total A/R of \$15,373.41.

As of March 10<sup>th</sup> 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 11<sup>th</sup>.

We sent the Third and Final notice out certified mail on May 7<sup>th</sup>.

As of yesterday there are still 4 owners that have not paid the 2009 assessment (not counting the 2 already with the attorney. How would you like to proceed?

The report is in your packets.

Peter made a motion to send these four owners; 1351 Berryhill, 1208 WOC, 1240 WOC and 1285 WOC to the attorney for collections. Jody seconded. All were in favor.

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.

We are still waiting for feedback from the City. I've called them multiple times. I went ahead and sent a letter so that we have a paper trail of attempting to get help from the City on this project.

The pool was inspected on April 27<sup>th</sup>. The water quality was good but we needed to replace the flow meter and the wier door / float on both skimmers. Both of the items have been completed. We had a phosphate problem after the heavy rains washed fertilizer into the pool. Karen got it

under control.

**OLD BUSINESS:**

1. Community standards – Peter reported that he was not able to get small batches of stain samples. After discussion with the members present, about stain colors and vendors, Peter made a motion that the only approved driveway stain colors be “Color Wheel” brand “Bombay” or “Gull Gray” or equivalent pigmentation. Jody seconded. All were in favor.

**NEW BUSINESS:**

1. Annual meeting date – set for October 13, 2009.

**ADJOURNMENT:**

Peter motioned to adjourn, seconded by Jody. The meeting adjourned at 8:04 p.m.  
The next meeting date will be July 14, 2009.

Respectfully submitted,  
Mark Jackson  
SCPM

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Secretary