

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

**CALL TO ORDER:**

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

**ROLL CALL:**

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

Notice was posted by Peter on the bulletin board on July 7, 2009.

**APPROVAL OF MEETING MINUTES:**

Carol made a motion to accept the Minutes of the June 9, 2009 Board Meeting. Seconded by Bill and the motion was approved unanimously.

**COMMITTEE AND OFFICER REPORTS:**

**TREASURER'S REPORT:**

Carol reported that as of 7/13/09 there is:

\$43,914.02 in the Operating Account

\$7,720.50 in the Reserve Account

A Reserve fund CD of \$10,864.06 @ 2.5% interest in Bank of America

A Reserve fund CD of \$33,384.21 @ 3.75% interest in Colonial Bank

Total Reserve Funds \$51,968.77

Total HOA Funds of \$95,882.79

Carol reminded the Board that there are two automatic payments from the operating account every month. One is a \$25.00 payment to the church for the meeting room and the other one is a \$200.00 transfer to the reserve account.

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

**ARC:**

There were five applications and all were recommended for approval:

1186 WOC – storm shutters

1267 WOC – install a fence

1134 WOC – replace 2 oak trees with palm trees

1221 Berryhill – exterior paint (same color)

1260 Berryhill – exterior paint

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

**GROUNDS AND LAKES:**

Charlotte sent a written report, which was read by Peter:

1. Front entry flowers have been removed and will be replaced with Coleus, which will add some color and hold up in the summer heat.
2. We need to consider new mulch for the common areas.
3. We need to replace a sprinkler head in the pool area.
4. We will be placing 1-2, "No Swimming" signs on each lake to meet the insurance company requirements.

5. Memorial at front entry;

We have had some complaints about flowers left at the front entry. We the Board have taken steps to ask the lawn service to leave it alone for now. It has been placed there in memory and condolences for a young lady that lived in our community for a long time.

She was killed at the entry as she was leaving the community when another driver ran the red light and hit her vehicle. Out of respect to her family the Board has chosen to leave the memorial for now.

Bill made a motion to have the common areas re-mulched for \$720.00 and the work to be completed after the repairs are made to the island. Carol seconded. All were in favor.

#### **NEWSLETTER:**

Bill reported that he would be sending a draft of the upcoming edition to the board members next week for review. The next issue will be out by the end of the month.

#### **POOL:**

SCPM has been sending letters to some owners regarding violation of pool rules.

#### **SCPM/VIOLATIONS:**

Since our last meeting:

We did drives on 6/11, 6/26 and 7/9

We closed 21 cases

Opened 10 new cases

Sent 12 second letters

There are currently 8 cases open in the community.

1219 WOC has removed a Magnolia tree and planted a pine tree without ARC approval. They were cited last week for removing the Magnolia tree. Charlotte e-mailed me last night that they have planted a pine tree.

1102 WOC blue driveway is still out of compliance - owner finally submitted an ARC application (which was denied).

I sent the owner the driveway stain colors and a 30-day timeline on June 30<sup>th</sup>. No response.

Peter made a motion to send 1102 WOC to the Fining Committee if the driveway is still out of compliance as of July 30<sup>th</sup>. Bill seconded. All were in favor.

1208 WOC lawn is in bad shape. – Multiple letters written and Code Enforcement has been called. Paradise will cut this for \$75.00 the 1<sup>st</sup> cut and \$50.00 for any additional cuts.

The Board asked that Paradise make the initial cut for \$75.00. Additional cuts, if necessary, may be handled by the Board / other owners in the community.  
Peter made a motion to send 1208 WOC to the Fining Committee. Bill seconded. All were in favor.  
Copies of the last drive reports are in your packets.  
The next drive will be the 23<sup>rd</sup> or 24<sup>th</sup>.

We have 2 owners that still have not paid the 2008 dues  
At the last meeting you sent the four others that had not paid the 2009 dues  
They have all been turned over to the Association attorney for collections.  
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 regarding the feasibility of our proposal.  
After many calls to voice mail, I sent a letter on June 5, 2009 so that we have a paper trail of attempting to get help from the City on this project. The response letter from Mr. Cunningham dated June 22, 2009 is in your packets.  
I have called some contractors and engineers to get some cost figures.  
I will be meeting two Engineering Firms and an Excavation Company on property on Thursday afternoon.

#### **OLD BUSINESS:**

1. Storm Drain on WOC – See Managers report
2. Annual Meeting / Candidates – the Annual Meeting is scheduled for October 13, 2009. The 1<sup>st</sup> Notice and request for candidates will be mailed the week of August 13<sup>th</sup>. With Jody and Carol leaving the Board, we need volunteers to serve. George Stepanian volunteered to serve the remainder of Jody's term. Peter made a motion to appoint George to the Board effective immediately. Bill seconded. All were in favor.

#### **NEW BUSINESS:**

1. Fall Community BBQ – Scheduled for November 14<sup>th</sup> from 11-2
2. Fall yard sale - Scheduled for October 24<sup>th</sup> from 8-2
3. Insurance Requirements - Bill made a motion to purchase 5 “No Swimming” signs and posts for approximately \$160.00 plus tax. Carol seconded.  
Bill reported that he took care of the transformers and the labeling of the GFI outlets.  
Peter will take care of the curb paint at the pool sidewalk.
4. Sign / common area repair - Photos have been taken and the vehicle owner's insurance company has been notified. We are waiting for a claims representative to inspect the damage before we start repairs. We are getting estimates to replace the trees / plants / lights and signage.
5. SCPM Website - Mark gave a brief overview of the site and the benefits to the Board and the community.
6. Thank you Carol - The Board and Members present Thanked Carol for her time and dedication to the community and wished them well in their new home.

7. Adding Stop sign on Trent - Peter will contact the City to review the Office Park street where it meets Trent.
8. Cars being stolen in the neighborhood - Peter reported, and it will be noted in the upcoming newsletter, about some precautions the owners can take to insure their safety and security in the community. There have been at least three cars stolen in the last few weeks.

**ADJOURNMENT:**

Carol motioned to adjourn, seconded by Bill. The meeting adjourned at 8:05 p.m.  
The next meeting date will be August 11, 2009.

Respectfully submitted,  
Mark Jackson  
SCPM

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Secretary