

**Magnolia Lakes Development HOA**  
**Board of Directors Meeting Minutes**  
**Emmanuel United Methodist Church - 2800 W. Eau Gallie Blvd.,**  
**Melbourne, Florida 32935**  
**October 13, 2009**

**CALL TO ORDER:**

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

**ROLL CALL:**

Present: Charlotte Rose, Bill Cook, George Stepanian and Peter Hartshorne. A quorum was established. Also present was Mark Jackson from SCPM.

Notice was posted by Peter on the bulletin board on October 5, 2009.

Notice was also mailed to all owners on September 14, 2009 as part of the Second Notice of Annual Meeting.

**APPROVAL OF MEETING MINUTES:**

Peter made a motion to accept the Minutes of the September 13, 2009 Board Meeting. Seconded by Bill and the motion was approved unanimously.

**COMMITTEE AND OFFICER REPORTS:**

**TREASURER'S REPORT:**

Mark reported that as of 9/30/09 there is:

\$32,453.65 in the Operating Account

\$8,320.50 in the Reserve Account

A Reserve fund CD of \$10,438.15 @ 2.5% interest in Bank of America

A Reserve fund CD of \$30,887.51 @ 3.75% interest in Colonial Bank

Total Reserve Funds \$49,646.16

Total HOA Funds of \$84,260.31

**ARC:**

There were six applications received.

The following were recommended for approval:

1111 WOC – re-stain driveway “Bombay”

1151 WOC – add fencing

1231WOC – fence

1253 Berryhill – exterior repaint

1253 Berryhill – add screen room

1220 WOC – exterior repaint house color was approved by the Committee, but the trim color was denied. The owner was asked to resubmit an alternative trim color.

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

**GROUNDS AND LAKES:**

Charlotte reported that the flowers were replaced at the front entrance. Bill reported that he had replaced the light on the sign and had replaced a photocell.

**NEWSLETTER:**

Bill reported that the next newsletter would be published around the 1<sup>st</sup> week of November. He will include some pictures from the yard sale and include the information about the upcoming Fall Community BBQ.

**POOL:**

Peter reported that everything is looking great.

**SCPM/VIOLATIONS:**

Since our last meeting:

We did drives on 9/16 & 9/30.

We closed 10 cases

Opened 7 new cases

Sent 5 second letters

1 Final letter

There are currently 16 cases open in the community.

1102 WOC driveway- The owner called and asked for an extension on September 23<sup>rd</sup>. She told me she had purchased “gull gray” and would have it done the next weekend. It has been restrained. Peter made a motion to cite the owner for not using one of the approved colors. The color does not even closely match “gull gray”. Charlotte seconded. All were in favor.

Fining Committee.

1208 WOC lawn is in bad shape. – Multiple letters written and Code Enforcement were called. Paradise cut this property for \$75.00 in July and again last week.

4608 Radford - I sent them a final warning letter. The lawn has been cut on our last two drives. Maybe we have their attention.

Copies of the last drive reports are in your packets.

The next drive will be the 15<sup>th</sup> or 16<sup>th</sup>

We have 2 owners that still have not paid the 2008 dues.

We have 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.

Storm Drains – On July 16<sup>th</sup>, I met with two Engineering contractors and one Excavation contractor.

Last week I met with another engineer and he gave us some options. That report is in your packets.

Street Sign – I wrote a letter to the City to get a Stop sign added on Trent. No response and no action.

Lakes - I met with Greg Kingery on property on September 30<sup>th</sup> and we walked the Lakes. All lakes were treated and dye was added.

Entrance landscaping – Flowers were replaced at the entrance by Paradise.

Backflow Inspection / testing – We are due for the annual test.

The November 10<sup>th</sup> meeting will be the Budget Meeting. I will need a preliminary budget for mailing no later than October 26<sup>th</sup>. Some preliminary figures and last year's budget is in your packets.

**OLD BUSINESS:**

1. Storm Drain on WOC – See Managers report - Tabled
2. Fall Community BBQ – November 14<sup>th</sup> from 11-2. Charlotte has already submitted the application for the permit. Peter made a motion to assign a budget of not more than \$300.00 for the event. Bill seconded. All were in favor. SCPM will provide the hamburger, hot dogs, buns and grill.
3. Fall yard sale - October 24<sup>th</sup> from 8 - 2. Bill reported that the newspaper ad has been placed. Peter will post the notice on the entrance bulletin board. Peter and Bill will post notices on the street, the Friday before the sale.
4. Insurance Requirements – Peter reported that the yellow painted areas have been completed.
5. SCPM Website - Tabled
6. Stop sign at access road and Trent House Drive – Mark will write a second letter to the City.

**NEW BUSINESS:**

1. 1126 WOC fence – house was sold. Charlotte reported that the new owners do not have children and therefore the fence had to be removed and that the new owners agreed to remove it and had asked for an extension until the spring. After discussion, Peter made a motion to have them remove it by November 30, 2009. Bill seconded. All were in favor.
2. SCPM contract renewal with small increase
  - Storage room rental renewed
  - Meeting room rental renewed
  - Bill made a motion to approve all three of these renewals for 2010. Peter seconded.
  - All were in favor.
3. Preliminary budget discussion - Mark and Peter have both submitted proposals based on expenses thru August 31, 2009. Mark presented the Board with the financials thru September 30, 2009. A final draft will be presented for mailing to all owners by October 27, 2009.

**ADJOURNMENT:**

Peter motioned to adjourn, seconded by Bill. The meeting adjourned at 8:07 p.m.  
The next meeting date will be November 10, 2009.

Respectfully submitted,  
Mark Jackson, SCPM