

Magnolia Lakes Development HOA
Board of Directors Meeting Minutes
Emmanuel United Methodist Church - 2800 W. Eau Gallie Blvd.,
Melbourne, Florida 32935
November 10, 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, Marty Cook and Melissa Reeder. Peter Hartshorne, Steve Cotellesse and Nick Fiorello were absent. A quorum was established. Also present was Mark Jackson from SCPM.

Notice was posted by Peter on the bulletin board on November 3, 2009.

Notice was also mailed to all owners on October 17, 2009.

APPROVAL OF MEETING MINUTES:

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

Melissa made a motion to accept the Minutes of the October 13, 2009 Annual Meeting. Seconded by Bill and the motion was approved unanimously.

COMMITTEE AND OFFICER REPORTS:

TREASURER'S REPORT:

Mark reported that as of 10/31/09 there is:

\$28,469.91 in the Operating Account

\$8,520.50 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 \$80,473.57

ARC:

There were six applications received and all were recommended for approval:

4658 Blackmore – add window to garage

1219 WOC – stain driveway with “Natural Concrete” stain

1219 WOC – repaint exterior

1213 WOC – remove diseased Magnolia and replace with palm

1278 WOC – remove Magnolia and replace with palm

1330 Berryhill – repaint exterior / satellite dish

Melissa made a motion to accept the ARC recommendations. George seconded. All were in favor.

Bill made a motion to add the “Natural Concrete” color from Color Wheel as a third stain option. George seconded. All were in favor.

GROUND AND LAKES:

Charlotte reported that the holiday decorations had been put up.

NEWSLETTER:

Bill reported that the next newsletter would be published the last part of November. He will include some pictures from the yard sale and the upcoming Fall Community BBQ on Saturday.

POOL:

No report

SCPM/VIOLATIONS:

Since our last meeting:

We did drives on 10/15 & 10/29

We closed 9 cases

Opened 7 new cases

Sent 4 second letters

1 Final letter

There are currently 14 cases open in the community.

1102 WOC driveway - The owner responded that she used 'gull gray' and requested a meeting with representatives of the Committee or Board. Charlotte will contact the owner and Bill offered to help determine if the stain was mixed properly.

Fining Committee.

1208 WOC lawn is in bad shape. – Multiple letters written and Code Enforcement was called. Paradise cut this property for \$75.00 in July and September for \$50.00. Marty will monitor this property and may be able to assist us going forward.

Copies of the last drive report are in your packets.

The next drive will be the 12th or 13th

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 16th, I met with two Engineering contractors and one Excavation contractor.

On September 28th, I met with another engineer and he gave us some options. Two of them recommended that we do a complete camera inspection before we go any further.

After meeting with the three of them, I agree.

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

Backflow Inspection / testing – The annual test with was completed yesterday by Kipp Cooper from Classic Plumbing.

OLD BUSINESS:

1. Storm Drain on WOC – Bill made a motion to contract with Corbel Consulting Engineers to do a video inspection of the entire storm drain system at the area of 1208 WOC not to exceed \$2,000.00. Melissa seconded. All were in favor. Mark will contact them and schedule the work.
 2. Fall Community BBQ – November 14th from 11-2. Charlotte reviewed some of the final preparation items with the volunteers. SCPM will provide the hamburger, hot dogs, buns and grill.
 3. SCPM Website – Bill made a motion to have Melissa investigate moving the Magnolia Lakes website to a new site. George seconded. All were in favor.
- Bill made a motion to add a link from the Magnolia Lakes Website to the SCPM Website to facilitate homeowner access to their accounts. George seconded. All were in favor.

NEW BUSINESS:

1. APPROVE 2010 BUDGET – Melissa made a motion to accept the 2010 budget as submitted. George seconded. All were in favor. The dues will not increase for 2010.
2. Insurance Renewal - Melissa made a motion to renew the policy for \$3,261.96 with Filichia Insurance. George seconded. All were in favor. The renewal date is November 30, 2009.

ADJOURNMENT:

George motioned to adjourn, seconded by Bill. The meeting adjourned at 7:50 p.m.
The next meeting date will be January 12, 2010. (No December meeting)

Respectfully submitted,
Mark Jackson, SCPM