

Magnolia Lakes Development HOA
Board of Directors Meeting Minutes
Emmanuel United Methodist Church - 2800 W. Eau Gallie Blvd.,
Melbourne, Florida 32935
January 12, 2010

CALL TO ORDER:

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

ROLL CALL:

Present: Charlotte Rose, Melissa Reeder, Marty Cook, Peter Hartshorne, Steve Cotellesse and Nick Fiorello. Bill Cook and George Stepanian were absent. A quorum was established. Also present was Mark Jackson from SCPM.

Notice was posted by Peter on the bulletin board on January 3, 2010.

APPROVAL OF MEETING MINUTES:

Melissa made a motion to accept the Minutes of the November 10, 2009 Board Meeting. Seconded by Peter and the motion was approved unanimously.

COMMITTEE AND OFFICER REPORTS:

TREASURER'S REPORT:

Melissa reported that as of 12/31/09 there was approximately:

\$26,249.00 in the Operating Account

\$8,921.00 in the Reserve Account

A Reserve fund CD of \$10,438.00 @ 2.5% interest in Bank of America

A Reserve fund CD of \$30,888.00 @ 3.75% interest in Colonial Bank

Total Reserve Funds \$50,246.00

Accounts receivables of \$2,158.00

Total HOA Funds of \$78,652.00

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

ARC:

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

4658 Blackmore – install a garage door screen

4658 Blackmore – adding a 10x10 extension to the rear porch, making a sunroom

1291 Berryhill – repaint exterior - same body color

1165 WOC – tree removal

1220 WOC – repaint exterior (already painted)

1227 WOC – repaint exterior (already painted)

1239 WOC – repaint exterior

1251 WOC – repaint exterior (already painted)

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

GROUNDS AND LAKES:

Charlotte reported that the Basketball area fence is in need of repair.

The flowers in the front beds need to be removed and not replaced until the weather warms up.

The holiday decorations had been removed and stored.

NEWSLETTER:

No report

POOL:

Peter reported that SCPM has changed the pool tech. He has met Thomas and they have exchanged cell numbers in case he needs to be called in an emergency. Karen is still with SCPM and is readily available if we need her.

SCPM/VIOLATIONS:

Since our last meeting:

We did drives on 11/12, 12/10 and 1/7. We skipped Christmas week

We closed 13 cases

Opened 8 new cases

Sent 5 second letters

One Final letter

There are currently 7 cases open in the community.

1102 WOC driveway - The owner complied and used "Gull Gray". Case closed.

Fining Committee:

1208 WOC lawn is in bad shape. – Multiple letters written and Code Enforcement was called.

Property is empty. Paradise cut this property for \$75.00 in July and September.

Copies of the last drive report are in your packets.

The next drive will be the 21st or 22nd.

Collections:

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.

Our report is in your packets.

An updated report from Taylor & Carls PA through December 31, 2009 was delivered to the Board. Peter made a motion to proceed with collection efforts including foreclosure on 1351 Berryhill Drive, understanding that the legal fees could be up to \$1,800.00. Melissa seconded. All were in favor.

About 75 owners have already paid the 2010 dues.

Storm Drains – A complete camera inspection was completed on 12/2/2009 with no blockages in the drains. DVD of the inspection was delivered to the Board. The outfall appears to be leaning forward and not functioning properly. Photos of the outfall are in your packets.

Jeff Porter attended the meeting and reviewed the work that has been performed and the proposed

steps needed to address the situation. Peter made a motion to have Jeff move forward with getting contractor bids to repair the outfall structure. Marty seconded. All were in favor.

The Association Insurance was renewed in November.

The Annual picnic was a success.

OLD BUSINESS:

1. Website – Melissa reported that the website has been moved over to a new server and there is now a link to the SCPM VMS system. Letters will be mailed to all owners by February 1, 2010 with access information, account numbers and personal passwords.

NEW BUSINESS:

None

ADJOURNMENT:

Peter motioned to adjourn, seconded by Melissa. The meeting adjourned at 8:15 p.m. The next meeting date will be February 9, 2010.

Respectfully submitted,
Mark Jackson, SCPM