

Magnolia Lakes Development HOA
Board of Directors Meeting Minutes
Emmanuel United Methodist Church - 2800 W. Eau Gallie Blvd.,
Melbourne, Florida 32935
February 9, 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, Steve Cotellesse, Nick Fiorello, Bill Cook and George Stepanian. Peter Hartshorne was absent. A quorum was established. Also present was Mark Jackson from SCPM.

Peter posted notice on the bulletin board on February 2, 2010.

APPROVAL OF MEETING MINUTES:

Melissa made a motion to accept the Minutes of the January 12, 2010 Board Meeting. Seconded by Bill and the motion was approved unanimously.

COMMITTEE AND OFFICER REPORTS:

TREASURER'S REPORT:

Mark reported from the Bank of America Bank statement ending 1/31/2010.

Deposits for January were \$11,725.00

Expenses were \$3,271.93

Statement ending balance was \$34,985.50

ARC:

There were two applications received and both were recommended for approval:

1161 WOC – repaint exterior (already painted)

1189 WOC – install a shed with roof line below the existing 6-foot fence

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

GROUND AND LAKES:

Charlotte reported on all of the dead looking plants inside and outside the pool area. Eric from Paradise will do a damage assessment and make a recommendation on what can be saved, what should be replaced and when to do it.

Charlotte reported that there appears to be an erosion problem on the center lake along 1130 and 1132 WOC that needs to be inspected.

The wood BB court / pool fence needs repair. Bill and Peter volunteered to fix it.

PVC fencing and pool deck will be scheduled for power washing when the weather improves. Bill, Peter and Steve will address it.

Overhead light in the cabana needs to be replaced. Bill volunteered to take care of it.

The yellow curbs need to be repainted by the City. Charlotte will get with Mark to get a letter to the City requesting this get completed.

NEWSLETTER:

Bill reported that the next edition would be distributed within the next two weeks.

POOL:

See Grounds & lakes report

There have been some reports of late night drinking and vandalism at the pool. Please report after hours trespassing and unusual activity to the police.

SCPM/VIOLATIONS:

Since our last meeting:

We did drives on 1/21 and 2/4.

We closed 4 cases

Opened 1 new cases

Sent 6 second letters

One Final letter

There are currently 3 cases open in the community.

With the cold spell and the toll on the lawns and plants, I didn't send any letters regarding lawns and shrubs.

Copies of the last drive report are in your packets.

The next drive will be the 17th or 18th.

Fining Committee:

1208 WOC lawn is still 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.

We have a very high percentage of owners that need to clean their driveway, sidewalks and clean / paint their mailboxes. Bill will add a reminder in the next newsletter.

Collections:

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

We have 3 others that had not paid the 2009 dues.

They have all been turned over to the Association attorney for collections.

Report is in your packets.

Storm Drains – We have received two bids to repair the outfall.

After discussion, Bill made a motion to contract for the repair of the outfall on the large lake for a cost not to exceed \$1,000.00. Steve seconded. All were in favor.

OLD BUSINESS:

1. Website volunteer – Melissa is relocating out of state and therefore is resigning as our Webmaster. Nick volunteered to fill the position.
New Association Website is up and running. Melissa will produce a user manual for Nick.
SCPM Web-letters were mailed to all owners on 1/29 with a cover letter, individual user account information and passwords.
2. Storm Drains – See Managers report

NEW BUSINESS:

1. Treasurer position – Due to Melissa's relocation, the Treasurer's position is vacant. Steve volunteered to fill this position.
2. Next yard sale date – Scheduled for April 17th. Bill will include this information in the upcoming edition of the newsletter.
3. Payment plans for Assessments – 1135 and 1281 WOC requested and were approved for a payment extension for the 2010 Assessments. Going forward, all requests must be in writing to the Association and will be handled on a case-by-case basis.

ADJOURNMENT:

Bill motioned to adjourn, seconded by Melissa. The meeting adjourned at 8:23 p.m.

The next meeting date will be March 9, 2010.

Respectfully submitted,
Mark Jackson, SCPM