

**Magnolia Lakes Development HOA**  
**Board of Directors Meeting Minutes**  
**Emmanuel United Methodist Church - 2800 W. Eau Gallie Blvd.,**  
**Melbourne, Florida 32935**  
**April 13, 2010**

**CALL TO ORDER:**

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

**ROLL CALL:**

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

Peter posted notice on the bulletin board on April 5, 2010.

**APPROVAL OF MEETING MINUTES:**

Peter made a motion to accept the Minutes of the February 9, 2010 Board Meeting. Seconded by Steve and the motion was approved unanimously.

There was no meeting in March.

**COMMITTEE AND OFFICER REPORTS:**

**TREASURER'S REPORT:**

Steve reported that the cash balance at the beginning of March was \$52,997.00.

The cash balance at the end of March was \$55,190.00.

Expenses for March were \$3,355.47.

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

**ARC:**

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

1126 WOC – landscape upgrade

1272 WOC – exterior repaint

1219 WOC – replace dead palms

1136 WOC – replace oaks with palms

1213 WOC - stain driveway

1187 WOC – paint fence

1153 WOC – exterior repaint

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

**GROUND AND LAKES:**

Charlotte reported that the new flowers are in.

The lampposts need some touchup paint. The fence at the BB court has been repaired.

**NEWSLETTER:**

The last edition was distributed last week, which included the garage sale information. Bill placed the ad for the garage sale in the newspaper.

**POOL:**

NO SMOKING signs have been replaced. A new No Food / No Drinks sign was added to the entrance gate.

Bill Cook repaired the security lights.

The Health Department inspection items have been completed except for permanent soap dispensers. The small bottle type dispensers keep disappearing. Mark will find a wall- mounted dispenser.

**SCPM/VIOLATIONS:**

Since our last meeting:

We did drives on 2/17,3/3, 3/18 and 4/1

Opened 23 new cases

Closed 11 cases.

Sent 7 second letters

There are currently 15 cases open in the community.

Copies of the last drive report is in your packets.

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

Fining Committee:

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

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

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.

We sent “past due” statements to all 62 delinquent owners on March 2, 2010.

We sent 3<sup>rd</sup> and final “past due” notices to 15 owners on April 5, 2010.

As of today there are 14 owners that have not paid. (April last year it was 12)

Report is in your packets.

A copy of the March Balance sheet is in your packets.

Storm Drains – We received three bids for the outfall structure. \$900.00 from AB Designers, \$975.00 from Gator Sitework and \$1,125.00 from Parmenter Excavating. Gator would guarantee their work for one year so we chose them to do the work.

**OLD BUSINESS:**

1. Storm Drains – The final site inspection was completed this morning. The project is scheduled for completion on April 23<sup>rd</sup>.
2. Lake erosion at 1130 / 1132 WOC – We have one quote. Mark is researching options and prices.

**NEW BUSINESS:**

None

**ADJOURNMENT:**

Peter motioned to adjourn, seconded by Steve. The meeting adjourned at 7:50 p.m.

The next meeting date will be May 11, 2010.

Respectfully submitted,  
Mark Jackson, SCPM