

**Magnolia Lakes Development HOA**  
**Board of Directors Meeting Minutes**  
**Emmanuel United Methodist Church - 2800 W. Eau Gallie Blvd.,**  
**Melbourne, Florida 32935**  
**May 11, 2010**

draft

**CALL TO ORDER:**

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

**ROLL CALL:**

Present: Charlotte Rose, Marty Cook, Nick Fiorello and George Stepanian.

Steve Cotellesse, Peter Hartshorne and Bill Cook were absent. A quorum was established. Also present was Mark Jackson from SCPM.

Peter posted notice on the bulletin board on May 4, 2010.

**APPROVAL OF MEETING MINUTES:**

Marty made a motion to accept the Minutes of the April 10, 2010 Board Meeting. Seconded by George and the motion was approved unanimously.

**COMMITTEE AND OFFICER REPORTS:**

**TREASURER'S REPORT:**

Steve submitted a report for April 10, 2010 through May 7, 2010.

The starting cash balance was \$55,190.56.

Voucher payments were \$5,066.69

Receipts were \$531.00

The ending cash balance was \$50,648.62

There is a variance of \$6.25

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

**ARC:**

There were three applications received and only 1 was recommended for approval:

1282 WOC – wood fence replacement with PVC fence

1216 WOC - requested to repaint the house the same colors, but did not produce swatches of what those colors were. They are being asked to produce swatches.

1223 WOC – has removed two trees and has requested to replace them with palm trees. The Committee gave him about some suggestions and asked that he submit an application with his choices.

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

**GROUND AND LAKES:**

Charlotte reported that the outfall structure repairs have been made.  
She is working on finding paint for the entrance signs.  
The lampposts need some touchup paint.  
The entry lights will need to be replaced in the near future.  
She will ask Paradise Lawn to add some additional flowers at the HOA notice sign.  
She is looking into starting some seedlings that may be planted along the office park fencing at a later date. There would be no cost to the Association.

#### **NEWSLETTER:**

No report.  
Charlotte will submit the following items to Bill for the next edition:  
No soliciting, keeping pets on leashes, home / lawn improvement and obeying the speed limit in the community.

#### **POOL:**

Peter has requested that SCPM increase the pool service to 3 times per week.  
We need to purchase additional chairs and lounge chairs.

#### **SCPM/VIOLATIONS:**

Since our last meeting:  
We did drives on 4/14 and 4/29.  
Opened 15 new cases  
Closed 17 cases.  
Sent 10 second letters

There are currently 14 cases open in the community.  
Copies of the last drive report is in your packets.  
The next drive will be the 13<sup>th</sup> or 14<sup>th</sup>.

Fining Committee:  
1208 WOC lawn is still in bad shape. – Multiple letters written and Code Enforcement was called.  
Property is empty.

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 yesterday, there are 10 owners that have not paid. (May last year it was 8)  
Report is in your packets.

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

Storm Drains –The outfall structure has been repaired.  
1130 / 1132 WOC lake erosion – I am trying to get an additional bid from Pat at Gator Site Work.

#### **OLD BUSINESS:**

1. Storm Drains – See Grounds report
2. Lake erosion at 1130 / 1132 WOC – We have one quote. Mark is researching options and prices. He will meet with Gator Site Work later this week.
3. Collection of Assessments – George made a motion to proceed with 14-day Certified Collection letters to the 8 delinquent owners that are not already in collections with the attorney or in mortgage foreclosure. After 14 days, all of the owners that are still delinquent be sent to Collection with the Attorney. Marty seconded the motion. All were in favor.

George made a motion to move forward with foreclosure proceedings on 1351 Berryhill. Nick seconded the motion. All were in favor.

**NEW BUSINESS:**

None

**ADJOURNMENT:**

George motioned to adjourn, seconded by Nick. The meeting adjourned at 7:40 p.m.

The next meeting date will be June 8, 2010.

Respectfully submitted,  
Mark Jackson, SCPM