

**Magnolia Lakes Development HOA**  
**Board of Directors Meeting Minutes**  
**Emmanuel United Methodist Church - 2800 W. Eau Gallie Blvd.,**  
**Melbourne, Florida 32935**  
**June 8, 2010**

**CALL TO ORDER:**

Charlotte Rose called the meeting to order at 7:02 p.m.

**ROLL CALL:**

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

Peter posted notice on the bulletin board on May 17, 2010.

**APPROVAL OF MEETING MINUTES:**

Peter made a motion to accept the Minutes of the May 11, 2010 Board Meeting. Seconded by Marty and the motion was approved unanimously.

**COMMITTEE AND OFFICER REPORTS:**

**TREASURER'S REPORT:**

Steve submitted a report for May 1, 2010 through May 31, 2010.

The starting cash balance was \$56,268.91

Withdrawals / Debits were \$5,952.23

Deposits / Credits were \$725.00

The ending cash balance was \$51,041.68

Summary for period ending 5/31/10:

Primary checking \$51,041.68

Other checking \$9,836.62

11 Mo Risk Free CD 2186 \$10,963.63

Total \$71,841.93

Steve also reported that he got on-line banking with Bank of America.

He is researching the other CD of approximately \$30,000.00.

Bill made a motion to accept the Treasurer's report provided the Reserve CD is located. George seconded. All were in favor.

Mark explained that the variance in the balances with the approval of vouchers was due to the auto-draft payment to FP&L every month.

**ARC:**

There were six applications received. Five were recommended for approval:

1125 WOC – exterior paint - approved

1216 WOC – exterior paint - approved

1219 WOC – install Accordion shutters  
1223 WOC – replace oak with palm tree  
1283 WOC – replace dead tree with palm tree

1230 WOC – fence on a lake lot was NOT approved

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

**GROUND AND LAKES:**

Charlotte reported that she has been trying to find a gold colored paint for the entrance signs. Everything she has been able to find has been too expensive. Bill has a gallon of the existing color, so we will stay with the original color.

Steve reported that he has some erosion on the pond bank behind his house.

**NEWSLETTER:**

Bill reported that he has the next edition of the newsletter ready for the BOD to edit. The lake easement access points will be added to the newsletter.

**POOL:**

Peter reported that 10 new chairs have been added to the pool area.

SCPM pool service has been increased to 3 times per week for the summer.

Peter will purchase replacement lounge chairs. The locks on the restroom doors will be serviced as well.

**WEBSITE:**

No report

**SCPM/VIOLATIONS:**

Since our last meeting:

We did drives on 5/12 & 5/27.

Opened 17 new cases

Closed 10 cases.

Sent 14 second/ third / fourth letters

There are currently 24 cases open in the community.

Copies of the last drive report are in your packets.

The next drive will be the 10<sup>th</sup> or 11<sup>th</sup>.

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

**Collections:**

We have 1 owner that still has not paid the 2008 dues.

We have 4 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.

We sent 14-day notices Certified and regular mail to 8 owners on May 10, 2010.  
4 of them paid. Per the motion at the May meeting, it is time for the other 4 to go to the attorney.

Report is in your packets.

I received and posted the Pool Permit on 5/27/10. I also picked up two soap dispensers for the restrooms. Peter volunteered to put them up.

A copy of the April Balance sheet is in your packets.  
We haven't received the May bank statements yet.

1130 / 1132 WOC lake erosion – Rick from Gator Site Work met me on-site and gave me a bid for \$1,950.00. They did the outfall structure.

This is \$550.00 less than the bid from AB Designers of \$2,500.00.

Steve made a motion to proceed with the bid for \$1,950.00 for the pond bank revetment if no other serious erosion is found. Nick seconded. All were in favor.

Bill, Steve and Peter will do an inspection of all the ponds to see if more work is needed. If so, we will try and get a better price for bulk material and labor prior to proceeding.

#### **OLD BUSINESS:**

1. Lake erosion at 1130 / 1132 WOC – See Manager's report
2. Collection of Assessments – See Manager's report

#### **NEW BUSINESS:**

1. 1195 WOC is once again parking a pool chemical trailer on the street. Mark will send the owner a letter.

#### **ADJOURNMENT:**

Peter motioned to adjourn, seconded by Marty. The meeting adjourned at 7:55 p.m.

The next meeting date will be July 13, 2010.

Respectfully submitted,  
Mark Jackson, SCPM