

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

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 July 6, 2010.

APPROVAL OF MEETING MINUTES:

Nick made a motion to accept the Minutes of the June 8, 2010 Board Meeting. Seconded by Marty and the motion was approved unanimously.

COMMITTEE AND OFFICER REPORTS:

TREASURER'S REPORT:

Mark reported on the following through May 31, 2010.

Cash on hand \$50,451.68

Total Reserves \$51,246.16

Total Accts Receivables \$4,608.75

Total Assets \$106,306.59

ARC:

There was only one application received. It was recommended for approval:

4651 Blackmore Ct. – install a Pagoda type style shade over back patio - approved

Marty made a motion to accept the ARC Committee recommendation. Nick seconded. All were in favor.

GROUND AND LAKES:

No report

NEWSLETTER:

No report

POOL:

Mark reported that SCPM closed the pool early last week to treat it for phosphates. It was only down for one day.

WEBSITE:

No report

SCPM/VIOLATIONS:

Since our last meeting:

We did drives on 6/10 & 6/24.

Opened 9 new cases

Closed 21 cases.

Sent 16 second/ third / fourth letters

There are currently 13 cases open in the community.

Copies of the last drive report are in your packets.

The next drive will be the 14th or 15th

1208 WOC - lawn was cut by Paradise. This is the 3rd time we have had it cut for a total of about \$200.00.

Collections:

All 10 owners that are delinquent are with the attorney for collection.

The list is in your packets.

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

We haven't received the June bank statement yet.

1130 / 1132 WOC lake erosion –

I am trying to get a start date for as soon as possible.

The might get to it next Thursday.

OLD BUSINESS:

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

NEW BUSINESS:

1. Amending the Documents – Nick reported that he has been reviewing the documents. He wanted everyone to be aware that we can clean them up and make amendments by proxy vote.
2. Election nominations for ballot – The Annual Meeting is October 12, 2010. The 1st Notice will be sent by SCPM on or about August 16th.
3. Storage of new trashcans and recycle bins – In October the City is switching to an automated pickup system, which requires new containers for trash and recycled items. We will need to address the storage of these containers so they are not left in the front of people houses. Charlotte will have Bill put this in the newsletter.

4. Cleaning of north canal - Charlotte reported that she contacted DOT about cleaning the canal. She was told that it would be added to their schedule.
The contact number is (321) 690-3250.

ADJOURNMENT:

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

The next meeting date will be August 10, 2010.

Respectfully submitted,
Mark Jackson, SCPM