

Magnolia Lakes Development HOA
Board of Directors Meeting Minutes
Emmanuel United Methodist Church - 2800 W. Eau Gallie Blvd.,
Melbourne, Florida 32935
September 14, 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, George Stepanian, Steve Cotellesse, and Peter Hartshorne. Bill Cook was absent. A quorum was established. Also present was Mark Jackson from SCPM.

Peter posted notice on the bulletin board on September 7, 2010.

APPROVAL OF MEETING MINUTES:

Peter made a motion to accept the Minutes of the July 13, 2010 Board Meeting. Seconded by George and the motion was approved unanimously.

There was no August Meeting.

COMMITTEE AND OFFICER REPORTS:

TREASURER'S REPORT:

Steve reported that through the September 13, 2010 Bank of America statement, the Association had \$63,319.42 in the bank not counting a separate CD of a little more than \$30,800.00. Steve will locate the CD.

Mark reported that the Association wrote \$1,511.00 in checks for the month of August.

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

ARC:

There were two applications received. Both were recommended for approval by the ARC.

4657 Blackmore – fence installation

1170 WOC – fence installation

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

GROUND AND LAKES:

Charlotte reported that the entry plants died from the constant high temperatures and Paradise has replaced them. 18 Empress Paulowia tree saplings have been planted along the fencing adjacent to the office park. The north canal banks have been cut.

NEWSLETTER:

No report. Bill will produce the next edition before the end of the month.

POOL:

Paradise will be asked to trim the seed pods from the palm trees in the pool area and remove the dead one.

Janitorial Services Contract – After discussion, Steve made a motion to give a \$50.00 per month raise to Steve Barth effective retroactive to August 1st. Nick seconded. All were in favor.

Space Coast Pool Maintenance - Mark reported that SCPM has incorporated the pool division with one of the owners of SCPM, Dan Agent, running the business.

WEBSITE:

Nick reported that he has been keeping it updated and will add the prior meeting Minutes this week so the owners can find them without having to go back and forth between sites.

SCPM/VIOLATIONS:

Since our last meeting:

We did drives on 7/14, 7/28, 8/25 and 9/8.

Opened 47 new cases (31 were trashcans stored in driveways)

Closed 37 cases.

Sent 19 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 22nd or 23rd.

This is a reply from one of the owners:

Owner replied 8/29/10 - A trash can is not " trash, garbage, rubbish, debris, waste or materials or other refuse". The HOA governing documents do not limit the placement of visibility of a trash receptacles from the street is not in violation of HOA governing documents. If there is any intention of enforcing such rule, it must first be voted and agreed to as an amendment.

Complaint about 4652 Blackmore – Renting the unit.

We received two complaints at our office about this lot.

I sent the owner a letter with the information that was provided.

Richard Andre at City of Melbourne Code Enforcement has been notified.

A copy is in your packets.

Collections:

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

The list is in your packets.

A copy of the August 31st Balance sheet is in your packets.

1130 / 1132 WOC lake erosion –

The material has been located and this job is scheduled on Monday the 20th.

OLD BUSINESS:

1. Lake erosion at 1130 / 1132 WOC – See Manager's report
2. Collection of Assessments – See Manager's report
3. Amending the Documents – tabled
4. Storage of new trashcans and recycle cans – There was discussion about the storage of the new containers. SCPM will continue to monitor. The situation should improve when the owners are able to dispose of their current trash containers and old recycle bins.
5. Election nominations for ballot – As of today, there are 6 candidates for the nine Board positions. The second notice with proxies and ballots will be mailed out this week.

NEW BUSINESS:

1. Kid's play equipment - tabled
2. Budget meeting - Scheduled for November 9, 2010
3. Fall Garage Sale – Scheduled for November 6, 2010
4. Annual Picnic date – Scheduled for November 13, 2010
5. Halloween Party – Scheduled for October 23, 2010 from 6-8 pm.
Rain date will be October 30th.

ADJOURNMENT:

Peter motioned to adjourn, seconded by Marty. The meeting adjourned at 8:45 p.m.

The next meeting date will be October 12, 2010.

This is will be the Annual Meeting

Respectfully submitted,
Mark Jackson, SCPM