

Magnolia Lakes Development HOA
Board of Directors Meeting Minutes
Emmanuel United Methodist Church - 2800 W. Eau Gallie Blvd.,
Melbourne, Florida 32935
October 12, 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 October 7, 2010.

APPROVAL OF MEETING MINUTES:

Steve made a motion to accept the Minutes of the September 14, 2010 Board Meeting. Seconded by George and the motion was approved unanimously.

COMMITTEE AND OFFICER REPORTS:

TREASURER'S REPORT:

Steve reported that through the October 12, 2010 the Association had the following:

Operating account	\$32,622.57
Reserve account	\$10,720.50
Reserve CD – 2186	\$10,984.82
Reserve CD – 6664	\$34,424.09

Total Funds of \$88,751.98

We are paying the church for the meeting room through auto-pay on the 5th of the month from the operating account. When the amount changes, he will notify the bank.

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

Steve passed out a proposed budget for 2011 and reviewed some of the costs line by line. After discussion, the Board agreed to send it to the owners without an increase in Assessments for 2011. The final decision will be voted on by the Board at the Budget Meeting on November 9, 2010.

ARC:

There was only one application received. It was recommended for approval by the ARC.
1284 WOC – exterior repaint

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

GROUND AND LAKES:

No report

NEWSLETTER:

No report. The latest edition was recently distributed.

POOL:

Mark reported that Bill has been working on the small list of repair items in the pool cabana bath area. He has a couple more items to do when he gets back from vacation.

There was discussion about the pool janitorial service.

WEBSITE:

Nick reported that the Association is getting about 150 hits per month on the site. We are using a fraction of the capacity that we are paying for and the renewal is due on November 12, 2010. He suggested changing it to GoDaddy web hosting and get 3 years for the price we are currently paying for one year.

Peter made a motion to make the change. Steve seconded. All were in favor.

SCPM/VIOLATIONS:

Since our last meeting:

We did drives on 9/21 and 10/6.

Opened 8 new cases

Closed 16 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 22nd or 23rd.

1208 WOC needs to be cut again.

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 letters on 9/8 and 9/23 with the information that was provided.

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

The owner called me on Friday and agreed to send me the requested information.

I asked him to comply with the governing documents and also to remove the listing from the website.

Collections:

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

The list is in your packets.

1130 / 1132 WOC lake erosion – The job was completed on 9/22.

Backflow Inspection / testing – We are due for the annual test.

The November 10th meeting will be the Budget Meeting. I will need a preliminary budget for mailing no later than October 22nd. Last year's budget is in your packets. SCPM will not be requesting an increase for 2011.

OLD BUSINESS:

1. Lake erosion at 1130 / 1132 WOC – See Manager's report
2. Collection of Assessments – See Manager's report
3. Storage of new trashcans and recycle cans – tabled
4. Kid's play equipment - tabled
5. Fall Garage Sale – Scheduled for November 6, 2010
6. Annual Picnic – Scheduled for November 13, 2010
7. Halloween party – Scheduled for October 23, 2010 from 6-8 pm.
Rain date will be October 30th.

NEW BUSINESS:

1. New Meeting room and small price increase – Charlotte reported that we will be moved into another room with a small price increase, probably within the next couple of months.

ADJOURNMENT:

Peter motioned to adjourn, seconded by Steve. The meeting adjourned at 8:00 p.m.

The next meeting date will be November 9, 2010.

This is will be the Budget Meeting

Respectfully submitted,
Mark Jackson, SCPM