

Magnolia Lakes Development HOA
Board of Directors Meeting Minutes
Emmanuel United Methodist Church - 2800 W. Eau Gallie Blvd.,
Melbourne, Florida 32935
January 11, 2011

DRAFT

CALL TO ORDER:

Charlotte Rose called the meeting to order at 7:05 p.m.

ROLL CALL:

Present: Charlotte Rose, Marty Cook, George Stepanian and Steve Cotellesse and Nick Fiorello . Bill Cook was absent. A quorum was established. Also present was Doreen Acevedo from SCPM.

Nick posted notice on the bulletin board on January 4, 2011.

APPROVAL OF MEETING MINUTES:

Steve made a motion to accept the Minutes of both the November 9, 2010 Board Meeting and Budget Meeting. Seconded by Marty and the motion was approved unanimously.

COMMITTEE AND OFFICER REPORTS:

TREASURER'S REPORT:

Steve reported that the CD he is working with Stephanie from Space Coast on the confusion of the balance verses the principle. He is also looking into Bonds for some of the funds. Reported on the standings on their Budget side.

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

ARC:

There was 1 application received. The ARC recommended it for approval.

1111 WOC – stain driveway, widen driveway

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

GROUNDS AND LAKES:

Charlotte reported that she is taking care of a sidewalk that is pulling up thru the City.

NEWSLETTER:

Charlotte reported that Bill will be putting out a newsletter shortly. If anyone wants anything to appear they need to contact Bill.

POOL:

Charlotte reported that Jack put locks on the breaker boxes.

WEBSITE:

Nick reported more traffic is appearing this month. Not sure how to tell who is looking at website, whether it is the homeowners or outsiders, trying to find a way to monitor this.

SCPM/VIOLATIONS:

Since our last meeting:

We did drives on 11/17, 12/7.

Opened 8 new cases

Closed 18 cases.

Sent 3 second/ third / fourth letters

There are currently 9 cases open in the community.

Copies of the last drive report is in your packets.

1208 WOC was cut

1100 WOC repaired the fence / gate

1102 WOC re-stained the driveway the correct color

1351 Berryhill has not responded to any of my letters.

Collections:

All 10 owners that are delinquent are either in mortgage foreclosure or with the attorney for collection.

The attorney provided us a report on the current status of each one.

The list is in your packets.

1351 Berryhill – The attorney has asked for the appointment of an attorney to represent the owner since he is in the military.

The attorney is prepared to proceed with Association foreclosures on 1106 WOC and 1249 WOC. Marty motioned to proceed with foreclosures and Nick seconded. All were in favor.

2011 Assessment Notices were mailed to all owners

OLD BUSINESS:

None

NEW BUSINESS:

1. Volunteers for Events Planning and Decorating Committee – No volunteers, Charlotte is the only volunteer. Nick is going to put this on the web as well.

ADJOURNMENT:

Steve motioned to adjourn, seconded by Nick. The meeting adjourned at 7:34 p.m.

The next meeting date will be on February 8, 2011.

Respectfully submitted,
Mark Jackson, SCPM