

Magnolia Lakes Development HOA
Board of Directors Meeting Minutes
Emmanuel United Methodist Church - 2800 W. Eau Gallie Blvd.,
Melbourne, Florida 32935
February 8, 2011

CALL TO ORDER:

Charlotte Rose called the meeting to order at 7:00 p.m.

ROLL CALL:

Present: Charlotte Rose, Marty Cook, George Stepanian, Steve Cotellesse, Nick Fiorello and Bill Cook. A quorum was established. Also present was Mark Jackson from SCPM. Nick posted notice on the bulletin board on February 1, 2011.

APPROVAL OF MEETING MINUTES:

Steve made a motion to accept the Minutes of the January 11, 2011 Board Meeting. Seconded by George and the motion was approved unanimously.

COMMITTEE AND OFFICER REPORTS:

TREASURER'S REPORT:

As of January 31, 2011:
Operating Account \$43,168.74
Reserve Account \$11,520.50
Reserve CD \$10,993.13
Reserve MM \$34,543.17
Total Funds \$100,225.54

January Expenses were \$3,013.71
January Deposits were \$17,300.00

Steve reported that he looked into Bonds for some of the funds. This does not look like a good option based on the terms and early withdrawal penalties. He will look at some other possible options.

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

ARC:

There were 3 applications received. The ARC recommended all three for approval.

1105 WOC – exterior repainting
1136 WOC – replace porch screen to a bronze color
4650 Blackmore –install a fence and a play set

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

GROUNDS AND LAKES:

Charlotte reported the front wall lights and some of the light posts need attention / possible replacement. She would also call the City again about the sidewalk that is lifting. Nick reported that the DOT came out and did an inspection on the eroding bank on the north canal. He is waiting for them to get back to him.

NEWSLETTER:

In the next edition, Bill will publish information regarding the next City hearing / meeting date on the possible relocation of the Daily Bread facility.

POOL:

Bill reported that he added 3 new hinges to the pool gate.

WEBSITE:

Nick reported traffic at the site is up about 18% last month. He is trying to get a new banner for the site and is currently running a contest with the homeowners for their input.

SCPM/VIOLATIONS:

Since our last meeting:

We did drives on 1/17, 1/25 and today.

Opened 9 new cases

Closed 6 cases.

Sent 1 second/ third / fourth letters

There are currently 14 cases open in the community.

Copies of the last drive report is in your packets.

1351 Berryhill has not responded to any of my letters.

A copy of a suspension of pool use is in your packets for review

Collections:

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

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 proceeding with Association foreclosure on 1106 WOC and 1249 WOC.

2011 Assessment Notices were mailed to all owners on December 7, 2010.

All but 87 owners have paid their dues.

OLD BUSINESS:

Collection of Assessments – See Managers report.

NEW BUSINESS:

1. Volunteers for Events Planning and Decorating Committee – No volunteers, Charlotte is the only volunteer.
2. Volunteers for the Fining / Appeals Committee – Bill will request volunteers for both of these committees in the next newsletter.

ADJOURNMENT:

Bill motioned to adjourn, seconded by George. The meeting adjourned at 7:44 p.m.
The next meeting date will be on March 8, 2011.

Respectfully submitted,
Mark Jackson, SCPM