

Magnolia Lakes Development HOA
Board of Directors Meeting Minutes
Emmanuel United Methodist Church - 2800 W. Eau Gallie Blvd.,
Melbourne, Florida 32935
March 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 March 1, 2011.

APPROVAL OF MEETING MINUTES:

Steve made a motion to accept the Minutes of the February 8, 2011 Board Meeting. Seconded by Bill and the motion was approved unanimously.

COMMITTEE AND OFFICER REPORTS:

TREASURER'S REPORT:

As of February 28, 2011:
Operating Account \$47,824.31
Reserve Account \$11,720.50
Reserve CD \$10,993.93
Reserve MM \$34,551.12
Total Funds \$105,091.86

February Expenses were \$4,894.43
February Deposits were \$9,550.00

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

ARC:

There were 4 applications received. The ARC recommended all 4 for approval.

1148 WOC – exterior repainting
1171 WOC – fence
1180 WOC – fence
1195 WOC – widen the driveway

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

GROUNDS AND LAKES:

Charlotte reported that she has called the City again about the sidewalk that is lifting. She also reported a street light out on Berryhill. Bill will include information about reporting street light repairs in the newsletter.

NEWSLETTER:

The next edition will be published in late April or early May.

POOL:

Bill reported that someone changed the valves in the pool equipment box, which caused the pump to be running dry. The Pool service company was called. SCPM will put a combination lock on the box.

WEBSITE:

Nick reported traffic is up at the site. There were 1480 page requests last month.

SCPM/VIOLATIONS:

Since our last meeting:

We did drives on 2/8 & 2/24

Opened 15 new cases

Closed 8 cases.

Sent 4 second/ third / fourth letters

There are currently 21 cases open in the community. (many of them are trash / recycle carts)

The next drive will be on the 10th or 11th.

A copy of the last drive report is in your packets.

1351 Berryhill has still not responded to any of my letters.

9 owners were sent a Certified Letter notifying them of suspension of pool use and other common areas.

Collections:

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

The list is in your packets.

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.

Reminder letters were sent to 87 owners on 2/17.

Late notices were sent to 47 owners on 3/4.

As of yesterday, 38 owners have not paid.

The Balance sheet through 1/31/2011 is in your packets.

We received a letter from an owner requesting some information be sent in the next newsletter. In your packets.

OLD BUSINESS:

1. Collection of Assessments – See Managers report.
2. Yard Sale – The event will be on April 9th from 8 am. to 2 pm. Bill will place the newspaper ad.

NEW BUSINESS:

1. Volunteers for Events Planning and Decorating Committee – No volunteers
2. Volunteers for the Fining / Appeals Committee – No volunteers
3. Traffic calming – Bill will make a call to see about getting a traffic survey by the City.

ADJOURNMENT:

Steve motioned to adjourn, seconded by Marty. The meeting adjourned at 7:41 p.m.
The next meeting date will be on April 12, 2011.

Respectfully submitted,
Mark Jackson, SCPM