

**Magnolia Lakes Development HOA**  
**Board of Directors Meeting Minutes**  
**Emmanuel United Methodist Church - 2800 W. Eau Gallie Blvd.,**  
**Melbourne, Florida 32935**  
**April 12, 2011**

**CALL TO ORDER:**

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

**ROLL CALL:**

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

Nick posted notice on the bulletin board on April 9, 2011.

**APPROVAL OF MEETING MINUTES:**

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

**COMMITTEE AND OFFICER REPORTS:**

**TREASURER'S REPORT:**

As of March 31, 2011:

Operating Account \$56,027.10

Reserve Account \$11,920.50

Reserve CD \$11,001.26

Reserve MM \$34,561.25

Total Funds \$113,510.11

February Expenses were \$3,372.10

February Deposits were \$11,575.00

Steve recommended moving the pool pump payment to be paid out of reserves. Everyone agreed. He will contact SCPM accounting.

Bill 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.

1134 WOC – exterior repainting

1140 WOC – landscaping

1180 WOC – widen the driveway

1177 WOC – add a fence provided it is six feet tall on all sides

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

**GROUNDS AND LAKES:**

Charlotte reported that the City has repaired 3 sections of the sidewalk. She is still trying to get them to come out and repaint the yellow curb areas.

Charlotte also reported that there is an owner that supposedly has 8 dogs in the house. The neighbors have been instructed to call Animal Control and Code Enforcement if this presents a nuisance.

Fish Stocking – Steve made a motion to stock the three ponds with catfish per the FWC recommended rate at a cost of \$1,950.00. Bill seconded. All were in favor.

**NEWSLETTER:**

Charlotte reported on the large number of cars that have been broken into recently. Bill will include this information in the next edition. He also photos to add from the yard sale. The next edition will be published in late April.

**POOL:**

Charlotte reported that there are some slats missing on the pool fence allowing people to enter without using the gate. Handyman, Carl Guettler, will be asked to replace them

**WEBSITE:**

Nick submitted a report by e-mail. There were 2,328 page requests last month.

**SCPM/VIOLATIONS:**

Since our last meeting:

We did drives on 3/10, 3/24 and 4/4.

Opened 20 new cases

Closed 24 cases.

Sent 18 second/ third / fourth letters

There are currently 17 cases open in the community.

The next drive will be on the 20<sup>th</sup> or 21<sup>st</sup>.

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

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

10 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.  
14-day demand letters were sent to 16 owners on 4/4.  
As of Friday, 13 owners have not paid. One is making payments.

The Balance sheet through 2/28/2011 is in your packets.

**OLD BUSINESS:**

1. Collection of Assessments – See Managers report.
2. Volunteers for Events Planning and Decorating Committee – No volunteers
3. Volunteers for the Fining / Appeals Committee – No volunteers

**NEW BUSINESS:**

1. Traffic calming – Bill reported that he filled out the application paperwork and submitted it to the City.

**ADJOURNMENT:**

Bill motioned to adjourn, seconded by George. The meeting adjourned at 8:00 p.m.  
The next meeting date will be on May 10, 2011.

Respectfully submitted,  
Mark Jackson, SCPM