

Magnolia Lakes Development HOA
Board of Directors Meeting Minutes
Emmanuel United Methodist Church - 2800 W. Eau Gallie Blvd.,
Melbourne, Florida 32935
May 10, 2011

CALL TO ORDER:

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

ROLL CALL:

Present: Charlotte Rose, George Stepanian, Steve Cotellesse, Nick Fiorello and Marty Cook. Bill Cook was absent. A quorum was established. Also present was Mark Jackson from SCPM. Nick posted notice on the bulletin board on May 6, 2011.

APPROVAL OF MEETING MINUTES:

Steve made a motion to accept the Minutes of the April 12, 2011 Board Meeting. Seconded by George and the motion was approved unanimously.

COMMITTEE AND OFFICER REPORTS:

TREASURER'S REPORT:

As of April 30, 2011:

Operating Account \$55,111.16

Reserve Account \$12,120.50

Reserve CD at Bank of America \$11,003.98

Reserve MM at BB&T \$34,571.19

Total Funds \$112,806.83

April Expenses were \$3,289.69

April Deposits were \$2,373.75

Nick 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.

4658 Blackmore – exterior repainting

1140 WOC – exterior repainting

1188 WOC – widen the driveway

1149 WOC – screen entryway

Nick made a motion to accept the ARC Committee recommendations. Mary seconded. All were in favor.

GROUNDS AND LAKES:

Charlotte reported that Greg Kingery has stocked the lakes on 4/29/2011.

NEWSLETTER: No report

POOL:

There was a discussion about the pool rules as it relates to food and beverages.

Nick made a motion that we seek a new janitorial contract for the pool cabana area. Marty seconded. All were in favor. Mark gave a \$20.00 per hour price for his company to do the service and will get a second bid for the Board.

WEBSITE:

Nick reported that there were 1,796 page requests last month. He posted the pool rules to the website.

SCPM/VIOLATIONS:

Since our last meeting:

We did drives on 4/21 & 5/5/2011

Opened 14 new cases

Closed 17 cases.

Sent 11 second/ third / fourth letters

There are currently 13 cases open in the community.

The next drive will be on the 19th or 20th

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

Collections:

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

The list is in your packets.

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.

14-day demand letters were sent to 7 owners on 4/20.

As of Friday, 5 owners still have not paid. One is making payments.

1106 WOC foreclosure has to be withdrawn and re-filed because the owners name was spelled incorrectly.

The Balance sheet through 3/31/2011 is in your packets.

Greg Kingery added the fish to the lakes on 4/29.

OLD BUSINESS:

1. Collection of Assessments – See Managers report. Charlotte reported that we have received more paperwork on 1351 Berryhill.
2. Volunteers for Events Planning and Decorating Committee – No volunteers
3. Volunteers for the Fining / Appeals Committee – Peter Hartshorne and Marshall Potter have volunteered.
4. Traffic calming – Charlotte reported that the measuring devices are in place.

NEW BUSINESS:

1. Neighborhood Watch – Charlotte reported on the recent burglary on Radford. She has spoken with some owners that may be interested in attending a meeting and establishing a watch program. She may set up a meeting with the City if she gets enough volunteers. The Neighborhood Watch information will be added to the newsletter.
2. Public access to the lakes - Steve has the diagram of the access points. Nick will post it on the website and Charlotte will have Bill add it to the newsletter.

ADJOURNMENT:

Steve motioned to adjourn, seconded by Marty. The meeting adjourned at 7:50 p.m.
The next meeting date will be on June 14, 2011.

Respectfully submitted,
Mark Jackson, SCPM