

Magnolia Lakes Development HOA
Board of Directors Meeting Minutes
Emmanuel United Methodist Church - 2800 W. Eau Gallie Blvd.,
Melbourne, Florida 32935
June 14, 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, Marty Cook and Bill Cook. A quorum was established. Also present was Mark Jackson from SCPM. Nick posted notice on the bulletin board on June 9, 2011.

APPROVAL OF MEETING MINUTES:

Nick made a motion to accept the Minutes of the May 10, 2011 Board Meeting. Seconded by Bill and the motion was approved unanimously.

COMMITTEE AND OFFICER REPORTS:

TREASURER'S REPORT:

As of May 31, 2011:

Operating Account \$50,323.21

Reserve Account \$12,320.50

Reserve CD at Bank of America \$11,003.98

Reserve MM at BB&T \$34,581.19

Total Funds \$108,229.16

May Expenses were \$5,087.95

May Deposits were \$300.00

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

ARC:

There were 5 applications received. The ARC recommended all 5 for approval.

1250 Berryhill – Add a second story balcony over existing 1st floor patio roof

1250 Berryhill – Install an extended stoop over the front door

1350 Berryhill – exterior repainting

1134 WOC – re-stain driveway

1134 WOC – paint entryway floor

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

GROUNDS AND LAKES:

Charlotte reported that some of the newly installed entryway plants had been stolen.

NEWSLETTER: Bill reported that the next edition would be published soon.

POOL:

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

Mark presented some ideas for an alternative janitorial contract and scope of work.

After discussion, Bill suggested that a homeowner has shown interest in taking over the responsibilities. Bill will contact him and report back to the Board at the next meeting.

Mark was asked to get a written bid proposal from the current vendor.

WEBSITE:

Nick reported that there were 9,600 requests last month, which represent about a 12% increase.

SCPM/VIOLATIONS:

Since our last meeting:

We did drives on 5/19 and 6/9.

Opened 15 new cases

Closed 13 cases.

Sent 5 second/ third / fourth letters

There are currently 15 cases open in the community.

The next drive will be on the 16th or 17th.

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 the 9th, 4 owners still have not paid.

14-day Certified mail letters were sent to these 4 owners on 6/10/2011.

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

The pool permit has been renewed.

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 – Peter Hartshorne and Marshall Potter have volunteered.
4. Neighborhood Watch – Tabled
5. Traffic calming – Tabled

NEW BUSINESS:

1. Community Cookout – A tentative date was set for December 3rd.

ADJOURNMENT:

Nick motioned to adjourn, seconded by George. The meeting adjourned at 7:55 p.m.
The next meeting date will be on July 12, 2011.

Respectfully submitted,
Mark Jackson, SCPM