

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

CALL TO ORDER:

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

ROLL CALL:

Present: Charlotte Rose, Steve Cotellesse, Nick Fiorello, Marty Cook and Bill Cook. George Stepanian was absent. A quorum was established. Also present was Mark Jackson from SCPM. Nick posted notice on the bulletin board on July 9, 2011.

APPROVAL OF MEETING MINUTES:

Nick made a motion to accept the Minutes of the June 14, 2011 Board Meeting. Seconded by Marty and the motion was approved unanimously.

COMMITTEE AND OFFICER REPORTS:

TREASURER'S REPORT:

As of June 30, 2011:

Operating Account \$46,522.14

Reserve Account \$11,971.50

Reserve CD at Bank of America \$11,009.49

Reserve MM at BB&T \$34,591.19

Total Funds \$104,094.55

June Expenses were \$2,961.95

June Deposits were \$549.00 (This was transferred from Reserve Account to Operating Account for replacement of the pool pump, which is a non-routine expense)

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

ARC:

There were 2 applications received. The ARC recommended both for approval.

1148 WOC – exterior repaint

1211 WOC – exterior repaint

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

GROUNDS AND LAKES:

Charlotte reported that the yellow curbs would be repainted by the City in the fall.

NEWSLETTER: Bill reported that the last edition included the yard sale and community cookout dates.

POOL:

Bill reported that he has received a bid from a Magnolia Lakes resident to do the pool janitorial service. After discussion, Marty made a motion to hire Willie Kosits as an Independent Contractor for \$300.00 per month and to give Mr. Barth 30-days notice of termination. Nick seconded. All were in favor.

WEBSITE:

Nick reported that there were 6,651 requests last month.

SCPM/VIOLATIONS:

Since our last meeting:

We did drives on 6/16 & 6/30.

Opened 11 new cases

Closed 12 cases.

Sent 8 second/ third / fourth letters

There are currently 14 cases open in the community.

The next drive will be on the 14th or 15th.

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.

We are re-filing the lien on 1106 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.

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

As of the last meeting, 4 owners still have not paid the 2011 dues.

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

As of today, none of them have paid. 3 of them refused to pick up the Certified mail.

OLD BUSINESS:

1. Collection of Assessments – See Manager's report.

Nick made a motion to send a final Notice to 1351 Berryhill about not using the amenities of the Association. Steve seconded. All were in favor.

Nick made a motion to have the Attorney draft a letter to collect rent from tenants with landlords that are delinquent per the new Florida Statutes. The rent amount collected will not exceed \$400.00. Bill seconded. All were in favor.

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
6. Community Cookout – Scheduled for December 3rd.

NEW BUSINESS:

None

ADJOURNMENT:

Nick motioned to adjourn, seconded by Bill. The meeting adjourned at 8:10 p.m.
The next meeting date will be on September 13, 2011. (No August meeting)

Respectfully submitted,
Mark Jackson, SCPM