

Magnolia Lakes Development HOA
Board of Directors Meeting Minutes
Emmanuel United Methodist Church - 2800 W. Eau Gallie Blvd.,
Melbourne, Florida 32935
September 13, 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 George Stepanian. Bill Cook was absent. A quorum was established. Also present was Mark Jackson from SCPM. Nick posted notice on the bulletin board on September 13, 2011.

APPROVAL OF MEETING MINUTES:

Steve made a motion to accept the Minutes of the July 12, 2011 Board Meeting. Seconded by Marty and the motion was approved unanimously. (No August Meeting)

COMMITTEE AND OFFICER REPORTS:

TREASURER'S REPORT:

As of August 30, 2011:
Operating Account \$40,838.17
Reserve Account \$12,371.50
Reserve CD at Bank of America \$11,014.83
Reserve MM at BB&T \$34,611.99
Total Funds \$98,836.49

June Expenses were \$4,024.85

June Deposits were \$983.81

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

ARC:

There was only 1 application received. The ARC recommended it for approval.

1185 WOC – exterior repaint

Nick made a motion to accept the ARC Committee recommendation. Steve seconded. All were in favor.

Carolyn, Joan and Barbara resigned from the ARC Committee.

GROUNDS AND LAKES:

Charlotte reported that we had a few issues with algae in the big lake and that it had been addressed.

Also, we are looking for a backup handyman to help with repairs.

NEWSLETTER: No report

POOL:

Charlotte reported that the Association has hired a resident an Independent Contractor for \$300.00 per month to do the pool janitorial.

WEBSITE:

Nick reported that there were 9,461 requests in July and 7142 in August.
The BOD can register on the site and be given access to add content.

SCPM/VIOLATIONS:

Since our last meeting:
We did drives on 7/14, 7/28, 8/10, 8/23 & 9/8.
Opened 36 new cases. 19 of them were trash carts.
Closed 25 cases.
Sent 17 second/ third / fourth letters
There are currently 25 cases open in the community.
The next drive will be on the 21st or 22nd.
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.

1106 WOC has filed chapter 7 bankruptcy. The Association has \$1,247.04 invested in this collection.

1240 WOC has been taken over by Wells Fargo. Would you like the attorney to review if we can collect anything from the bank?
Steve made a motion to not spend any more money on this collection. Marty seconded. All were in favor.

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.
14-day Certified mail sent to 2 owners again last week.
1100 WOC has paid.

Steve made a motion to waive the late fees for all of the owners that have paid in full for 2011.
George seconded. All were in favor.

I sent three lease requests to owners we believe have tenants and are delinquent in paying their dues.

None of them responded.

I sent another request to Cypress Bend to trim the area that backs up to Magnolia Lakes.

OLD BUSINESS:

1. Collection of Assessments – See Manager’s report.
1249 WOC – Owner wrote a letter asking the Board to stop the foreclosure and allow them to catch-up. Marty made a motion to not spend any more Association funds on this collection at this time. Steve seconded. All were in favor.
After discussion, Nick made a motion to delay proceeding with the foreclosure action conditional upon the attorney advice that there is no risk to the Association. Marty 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.
7. Halloween party – Scheduled for October 29th. Steve made a motion to allocate \$250.00 for the party. Marty seconded. All were in favor.

NEW BUSINESS:

Nick recommended delivering a survey to all of the owners to gather feedback on a number of topics. There was discussion and agreement but no action taken at this time.

ADJOURNMENT:

Nick motioned to adjourn, seconded by Marty. The meeting adjourned at 8:05 p.m.

The next meeting date will be on October 11, 2011. (This will be the Annual Meeting)

Respectfully submitted,
Mark Jackson, SCPM