

**Magnolia Lakes Development HOA**  
**Board of Directors Meeting Minutes**  
**Emmanuel United Methodist Church - 2800 W. Eau Gallie Blvd.,**  
**Melbourne, Florida 32935**  
**October 11, 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, George Stepanian and Bill Cook was absent. A quorum was established. Also present was Janice Denza and Mark Jackson from SCPM.

Nick posted notice on the bulletin board on October 8, 2011. It was also announced in the Newsletter.

**APPROVAL OF MEETING MINUTES:**

Marty made a motion to accept the Minutes of the September 13, 2011 Board Meeting. Seconded by Steve and the motion was approved unanimously.

**COMMITTEE AND OFFICER REPORTS:**

**TREASURER'S REPORT:**

As of September 30, 2011:

Operating Account \$36,410.94

Reserve Account \$12,371.50

Reserve CD at Bank of America \$11,017.27

Reserve MM at BB&T \$34,621.14

Total Funds \$94,620.85

Expenses were \$4,427.23

Deposits were zero

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.

1134 WOC – Landscaping plan for front of the house.

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

**GROUNDS AND LAKES:**

Charlotte reported that we had a landscape contractor from one of the owners roll their large mower into the center lake. Luckily nobody was injured and it has been removed.

She also reported that the front signs need to be repainted and the light replaced. Peter will get with bill and work on the lights. The decorations are up.

**NEWSLETTER:** The latest edition was printed and distributed last week.

**POOL:**

Peter reported that Dan is doing a great job with the pool maintenance.

Charlotte reported that Rose Marie is doing a good job with the pool janitorial.

**WEBSITE:**

Nick reported that there were 6,126 requests in September and so far 1,826 for October.

**SCPM/VIOLATIONS:**

Since our last meeting:

We did drives on 9/22 & 10/6.

Opened 7 new cases.

Closed 16 cases.

Sent 11 second/ third / fourth letters

There are currently 15 cases open in the community.

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?

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 on 9/9/2011.

I sent three rent demand letters to owners we believe have tenants and are delinquent in paying their dues. Two of them did not respond.

4608 Radford came to the office and paid in full. The owner has evicted the current tenants and plans on fixing the place up to standards and re-renting it.

4614 Radford – The tenants moved out.  
1285 WOC is vacant.

**OLD BUSINESS:**

1. Collection of Assessments – See Manager’s report.  
1249 WOC – After receiving some direction from the attorney, Nick made a motion to proceed with having the attorney set up a payment plan. Nick, Charlotte, George and Marty voted yea. Steve abstained. Motion carried.  
  
1251 WOC – After receiving some direction from the attorney, Nick made a motion to move forward with the request from the Judge for filing a motion for Contempt. Steven seconded. All were in favor.
2. Volunteers for Events Planning and Decorating Committee – The Halloween party will be on October 29<sup>th</sup>. Charlotte recruited lots of Volunteers to help with the event.
3. Volunteers for the Fining / Appeals Committee – Peter Hartshorne, Marshall Potter and Jerry Norton have volunteered.
4. Community Cookout – Scheduled for December 3<sup>rd</sup>.

**NEW BUSINESS:**

None

**ADJOURNMENT:**

Steve motioned to adjourn, seconded by Nick. The meeting adjourned at 7:55 p.m.  
The next meeting date will be on November 8, 2011. (This will be the Budget Meeting)

Respectfully submitted,  
Mark Jackson, SCPM