

**Magnolia Lakes Development HOA**  
**Board of Directors / Budget Meeting Minutes**  
**Emmanuel United Methodist Church - 2800 W. Eau Gallie Blvd.,**  
**Melbourne, Florida 32935**  
**November 8, 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. A quorum was established. Also present was Mark Jackson from SCPM.

Appoint New board Member – Nick made a motion to appoint Peter Hartshorne to the Board. Bill seconded. All were in favor.

Nick posted notice on the bulletin board on October 30, 2011. It was announced in the Newsletter. Notice was also mailed to all owners on October 25, 2011.

**APPROVAL OF MEETING MINUTES:**

Bill made a motion to accept the BOD Meeting Minutes and the Annual Meeting Minutes from October 11, 2011. Seconded by Steve and the motion was approved unanimously.

**COMMITTEE AND OFFICER REPORTS:**

**TREASURER'S REPORT:**

Steve reported:

As of October 31, 2011:

Operating Account \$31,623.29

Reserve Account \$12,771.50

Reserve CD at Bank of America \$11,017.27

Reserve MM at BB&T \$34,628.06

Total Funds \$90,040.12

Expenses were \$5,736.40

Deposits were \$948.75

The Insurance renewal is due in November and the application is being processed.

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

**Approve the 2012 Budget** – After discussion, Nick made a motion to Approve the Budget as presented. Marty seconded. All were in favor.

**ARC:**

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

1187 WOC – exterior paint

1238 WOC – remove two trees

1300 Berryhill – pavers for the entryway

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

**GROUNDS AND LAKES:**

Charlotte reported that the Halloween party went very well.

**NEWSLETTER:** Bill reported that the next edition would be published in January.

**POOL:** No reported problems.

**WEBSITE:**

Nick reported that there were 6,759 requests in October and so far 1,694 for November. Photos from the October Halloween party have been added to the site

**SCPM MANAGERS REPORT:**

Since our last meeting:

We did drives on 10/20 & 11/13.

Opened 9 new cases.

Closed 12 cases.

Sent 6 second/ third / fourth letters

There are currently 12 cases open in the community.

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

Collections:

All 11 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. We collected \$400.00 on this account.

1208 WOC –The attorney asked us to move forward on this collection?

1351 Berryhill – We are moving forward with litigation.

1249 WOC – Payment plan

1129 WOC - Sold and did not pay the Association. We will go after the new owner.

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

One of them removed the tenant and paid the account current.

**OLD BUSINESS:**

1. Collection of Assessments – See Manager’s report.
2. Community Cookout on December 3<sup>rd</sup> – Steve made a motion to set a budget of not more than \$250.00 for the event. Bill seconded. All were in favor.  
SCPM will set up about 11:30 and provide hot dogs, sausages and hamburgers.

**NEW BUSINESS:**

1. Volunteers for the ARC Committee – No additional volunteers

**ADJOURNMENT:**

Bill motioned to adjourn, seconded by Steve. The meeting adjourned at 7:55 p.m.  
The next meeting date will be on January 10, 2012. (No December Meeting)

Respectfully submitted,  
Mark Jackson, SCPM