

Magnolia Lakes Development HOA
Board of Directors Meeting Minutes
Emmanuel United Methodist Church - 2800 W. Eau Gallie Blvd.,
Melbourne, Florida 32935
January 10, 2012

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 Peter Hartshorne.
Bill Cook was absent. A quorum was established. Also present was Mark Jackson from SCPM.

Nick posted notice on the bulletin board on January 8, 2012.

APPROVAL OF MEETING MINUTES:

Steve made a motion to accept the BOD Meeting Minutes from November 8, 2011. Seconded by Marty and the motion was approved unanimously.

COMMITTEE AND OFFICER REPORTS:

TREASURER'S REPORT:

Steve reported that we were under budget for 2011.

As of December 31, 2011:

Operating Account \$39,622.80

Reserve Account \$12,975.63

Reserve CD at Bank of America \$11,024.77

Reserve MM at BB&T \$34,638.78

Total Funds \$98,261.98

Expenses were \$4,637.85

Deposits were \$17,313.70

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

ARC:

There were no applications.

GROUNDS AND LAKES:

Charlotte reported that she would get with Paradise and get the front entrance plants changed.

She also reported that the picnic and the fireside chat went well.

Peter volunteered to fill in the low spot by the BB court.

The electrical boxes at the entrance need to be checked and some of them replaced.

NEWSLETTER: Charlotte reported that the next edition would be published by the end of the month.

POOL: The frame on the men's room door needs to be replaced.

There was a discussion about adding an electrical box on a dedicated breaker at the fence to be used for events.

Peter reported that the pool has some black algae that Dan needs to address. The small increase for the monthly pool service was approved. The vendor will be asked to lock in the price for 24 months.

WEBSITE:

Nick reported that there were 7,795 requests in November, 6,292 in December and so far 1,642 for January.

SCPM MANAGERS REPORT:

Since our last meeting:

We did drives on 11/17, 12/8 & 12/29.

Opened 13 new cases.

Closed 11 cases.

Sent 4 second/ third / fourth letters

There are currently 15 cases open in the community.

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

I have cited a boat including photos to both the owner and tenant twice at 1192 WOC with Photos.

Collections:

All 9 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.

1208 WOC –The attorney was asked to HOLD this matter Open.

1351 Berryhill – We are moving forward with litigation.

1249 WOC – Payment plan

We collected on \$563.75 on 1129 WOC & \$400.00 on 1240 WOC

Annual dues notices were sent to all owners on 12/8/2011.

95 Owners have already paid the 2012 dues.

Backflow valve was tested and repaired in December.

November Financials are in your packets. We don't have the December bank statements yet.

OLD BUSINESS:

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

NEW BUSINESS:

1. Volunteers for the ARC Committee – No additional volunteers

ADJOURNMENT:

Peter motioned to adjourn, seconded by Steve. The meeting adjourned at 7:50 p.m.
The next meeting date will be on February 14, 2012.

Respectfully submitted,
Mark Jackson, SCPM