

**Magnolia Lakes Development HOA**  
**Board of Directors Meeting Minutes**  
**Emmanuel United Methodist Church - 2800 W. Eau Gallie Blvd.,**  
**Melbourne, Florida 32935**  
**February 14, 2012**

**CALL TO ORDER:**

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

**ROLL CALL:**

Present: Charlotte Rose, Bill Cook, Nick Fiorello, Marty Cook and Peter Hartshorne.  
Steve Cotellesse was absent. A quorum was established. Also present was Mark Jackson from SCPM.

Peter posted notice on the bulletin board on February 9, 2012.

**APPROVAL OF MEETING MINUTES:**

Peter made a motion to accept the BOD Meeting Minutes from January 10, 2012. Seconded by Marty and the motion was approved unanimously.

**COMMITTEE AND OFFICER REPORTS:**

**TREASURER'S REPORT:** No report

Mark provided a Balance Sheet as of January 31, 2012:

Operating Account \$54,829.40

Reserve Account \$12,952.31

Reserve CD at Bank of America \$10,438.15

Reserve MM at BB&T \$34,643.18

Accounts Receivables: \$26,273.75

Total Assets \$139,386.79

Expenses were \$4,637.85

Deposits were \$17,313.70

**ARC:**

There were no applications.

**GROUNDS AND LAKES:**

Charlotte reported that the front flowers have been changed out. Bill has been working on the front lighting. Some of the electrical boxes will need to be changed this year.

Bill and Peter will run a "plug in" extension to provide electrical for events at the BB court.

**NEWSLETTER:** Bill reported that the next edition would be published in March or April. It will include information about the upcoming Garage Sale on April 28<sup>th</sup>.

**POOL:** The vacuum pump motor was replaced at the pool today. Peter reported that the pool was briefly shut down last week due to the PH being high. There are a few minor items that need to be corrected before the next routine inspection in August. Dan is working on them.

**WEBSITE:** No report

**SCPM MANAGERS REPORT:**

Since our last meeting:

We did drives on 1/12, 1/26 & 2/9/2012.

Opened 24 new cases.

Closed 23 cases.

Sent 15 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 6 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 – Requested a Payment Plan. The owners have been sent 3 requests by the attorney to execute the PP agreement and they have not responded. No payments have been made.

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

Second notices with late fees were sent to all owners on 2/8/2012

67 owners have not yet paid the 2012 dues. Last year there were 87 unpaid at the February meeting.

January Financials are in your packets.

**OLD BUSINESS:**

1. Collection of Assessments – Late Fees

There was discussion about late fees, due dates and changes to the Assessment notice letter for next year. No action was taken until the next meeting.

**NEW BUSINESS:**

1. Volunteers for the ARC Committee – No additional volunteers

**ADJOURNMENT:**

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

The next meeting date will be on March 13, 2012.

Respectfully submitted,  
Mark Jackson, SCPM

