

**Magnolia Lakes Development HOA**  
**Board of Directors Meeting Minutes**  
**Emmanuel United Methodist Church - 2800 W. Eau Gallie Blvd.,**  
**Melbourne, Florida 32935**  
**March 13, 2012**

**CALL TO ORDER:**

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

**ROLL CALL:**

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

Peter posted notice on the bulletin board on March 3, 2012.

**APPROVAL OF MEETING MINUTES:**

Peter made a motion to accept the BOD Meeting Minutes from February 14, 2012. Seconded by Marty and the motion was approved unanimously.

**COMMITTEE AND OFFICER REPORTS:**

**TREASURER'S REPORT:**

Steve provided a Treasurer's report as of February 29, 2012:  
Operating Account \$59,638.75  
Reserve Account \$12,803.31  
Reserve CD at Bank of America \$11,029.65  
Reserve MM at BB&T \$34,647.30  
Total Funds \$118,119.01

January Expenses were \$3,538.24  
January Deposits were \$18,222.00

February Expenses were \$3,093.69  
February Deposits were \$8,425.88

Some replacement pump expenses were paid from the reserves.

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

**ARC:**

There was one application for a paver patio off the back porch at 1260 Berryhill. The Committee recommended approval. Peter made a motion to approve the recommendation. Marty seconded. All were in favor.

**GROUNDS AND LAKES: No report**

**NEWSLETTER:** No report

**POOL:** No report

**WEBSITE:** No report

**SCPM MANAGERS REPORT:**

Since our last meeting:

We did drives on 2/23 & 3/8.

Opened 7 new cases.

Closed 6 cases.

Sent 5 second/ third / fourth letters

There are currently 17 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 received \$913.75 on 2/17.

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.

An Affidavit of indebtedness from the attorney is in your packets.

Steve made a motion to proceed with the Affidavit. Marty seconded. All were in favor.

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.

Third notices with late fees were sent to all owners on 3/5/2012.

22 owners have not yet paid the 2012 dues. Last year there were 38 unpaid at the March meeting.

February Financials are not yet available

**OLD BUSINESS:**

1. Collection of Assessments – Late Fees

13 owners that paid the annual assessment after January 31<sup>st</sup> paid the interest and late fee.

22 owners that paid the annual assessment after January 31<sup>st</sup> did not pay the interest and late fee.

After discussion, Peter made a motion to waive the late fee and interest on the 22 owners that paid by February 29<sup>th</sup> and to refund the late fee and interest to the 13 owners that had paid by February 29<sup>th</sup> and included the fees. Steve seconded. All were in favor.

All owners that paid after February 29<sup>th</sup> will be assessed the late fee and interest until paid in full.

**NEW BUSINESS:**

1. Volunteers for the ARC Committee – No additional volunteers
2. It was reported that a Police report was filed on a homeowner that supposedly discharged a handgun in the community, apparently shooting squirrels in the north side of the community.

**ADJOURNMENT:**

Peter motioned to adjourn, seconded by Steve. The meeting adjourned at 7:50 p.m.  
The next meeting date will be on April 10, 2012.

Respectfully submitted,  
Mark Jackson, SCPM