

Magnolia Lakes Development HOA
Board of Directors Meeting Minutes
Emmanuel United Methodist Church - 2800 W. Eau Gallie Blvd.,
Melbourne, Florida 32935
April 10, 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, Peter Hartshorne and Nick Fiorello.
Bill Cook was absent. A quorum was established.
Also present was Mark Jackson from SCPM.

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

APPROVAL OF MEETING MINUTES:

Steve made a motion to accept the BOD Meeting Minutes from March 13, 2012. Seconded by Peter and the motion was approved unanimously.

COMMITTEE AND OFFICER REPORTS:

TREASURER'S REPORT:

Steve provided a Treasurer's report as of March 31, 2012:

Operating Account \$64,732.88

Reserve Account \$11,496.31

Reserve CD at Bank of America \$11,029.65

Reserve MM at BB&T \$34,651.70

Total Funds \$121,910.54

March Expenses were \$3,400.50

March Deposits were \$8,494.63

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

ARC:

There was one application for exterior paint at 1109 WOC. The Committee recommended approval. Steve made a motion to approve the recommendation. Nick seconded. All were in favor.

GROUNDS AND LAKES:

Charlotte reported that the flowers would be changed out. The "no swimming" sign needs to be replaced on the small lake. Bill has replaced the door closures on the pool restrooms and the lights. We will get some bids on replacing the fence by the BB hoops.

NEWSLETTER: No report

POOL: Peter reported that we need to replace the broken chaise lounges and some of the chairs at the pool. He will get some products and prices for the next Board meeting.

WEBSITE: Nick reported that there were 4,450 requests in February, 6,508 in March and so far 1,771 for April.

SCPM MANAGERS REPORT:

Since our last meeting:

We did drives on 3/22.

Opened 5 new cases.

Closed 6 cases.

Sent 3 second/ third / fourth letters

There are currently 16 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.

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 was executed at the last meeting.

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.

16 owners have not yet paid the 2012 dues. (This includes the 6 noted above)

All were sent 14-day demand letters today.

February financials are in your packets

March Financials are not yet available

OLD BUSINESS:

1. Collection of Assessments – Covered under Manager's report
2. Garage Sale on 4/28/12. Charlotte will make flyers to be distributed this weekend.

NEW BUSINESS:

1. Volunteers for the ARC Committee – Peter made a motion to re-appoint Barbara, Joan and Carolyn to the Committee. Nick seconded. All were in favor.

ADJOURNMENT:

Peter motioned to adjourn, seconded by Marty. The meeting adjourned at 7:55 p.m.
The next meeting date will be on May 8, 2012.

Respectfully submitted,
Mark Jackson, SCPM