

Magnolia Lakes Development HOA
Board of Directors Meeting Minutes
Emmanuel United Methodist Church - 2800 W. Eau Gallie Blvd.,
Melbourne, Florida 32935
May 8, 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, Nick Fiorello and Bill Cook were all present. A quorum was established.

Also present was Mark Jackson from SCPM.

Peter posted notice on the bulletin board.

APPROVAL OF MEETING MINUTES:

Peter made a motion to accept the BOD Meeting Minutes from April 10, 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 April 30, 2012:

Operating Account \$62,674.67

Reserve Account \$11,696.31

Reserve CD at Bank of America \$11,029.19

Reserve MM at BB&T \$34,655.96

Total Funds \$121,059.13

April Expenses were \$2,719.46

April Deposits were \$561.25

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

ARC:

There was one application to replace a tree 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 have been changed out. The common areas will be mulched next week. The algae bloom in the lakes has been treated and Greg Kingery has provided a treatment schedule for the remainder of 2012. The "no swimming" sign has been replaced on the small lake. Bill has increased the lighting wattage on the islands and tightened the springs on the pool gate hinges.

NEWSLETTER: The next edition will be later on this month. We had a good turnout for the garage sale.

POOL: Peter reported that the pool is in good shape. There is a little black algae being worked on.

WEBSITE: Nick reported that there were 6,802 requests in April, 6,508 and so far 2,095 for May.

SCPM MANAGERS REPORT:

Since our last meeting:

We did drives on 4/19 & 5/3

Opened 7 new cases.

Closed 11 cases.

Sent 12 second/ third / fourth letters

There are currently 13 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.

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

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

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

4th notices were sent on 4/10/12.

5th notices were sent on 5/3/12.

14 owners have not yet paid the 2012 dues. (this includes the 6 noted above)

March Financials are in your packets

April Financials are not yet available

OLD BUSINESS:

1. Collection of Assessments – Covered under Manager's report
There is a hearing scheduled for 1351 Berryhill on 5/17/12.

NEW BUSINESS:

1. Fence replacement – Mark provided two bids for new PVC fencing at a cost of just under \$4,000.00. This will be considered at a future meeting.
2. Signs – Mark provided bids to replace the 4 signs at the pool and common areas. After discussion, Peter made a motion to replace the four signs with the same HDU material at a cost of approximately \$152.00 each. Steve seconded. All were in favor.
3. Pool furniture – Peter provided costs on replacing some of the pool furniture. After discussion, Bill made a motion to purchase 6 replacement chaise lounges. Peter seconded. All were in favor.

ADJOURNMENT:

Bill motioned to adjourn, seconded by Peter. The meeting adjourned at 8:15 p.m.
The next meeting date will be on June 12, 2012.

Respectfully submitted,
Mark Jackson, SCPM