

# Magnolia Lakes Development HOA

Board of Directors Meeting Minutes  
Emmanuel United Methodist Church - 2800 W. Eau Gallie Blvd.,  
Melbourne, Florida 32935  
June 12, 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 SPCM.

Peter posted notice on the bulletin board 2 weeks in advance.

## **APPROVAL OF MEETING MINUTES:**

Peter made a motion to accept the BOD Meeting Minutes from May 8, 2012 and the Special BOD Meeting on May 29, 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 May 31, 2012:

Operating Account \$57,842.47

Reserve Account \$11,896.31

Reserve CD at Bank of America \$11,037.13

Reserve MM at BB&T \$34,660.36

Total Funds \$115,436.27

May Expenses were \$5,629.70

May Deposits were \$897.50

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

### **ARC:**

There were 4 applications:

1235 WOC – ext repaint

1240 WOC – ext repaint

1280 WOC – ext repaint

1226 WOC – metal roof

The Committee recommended approval for all 4 of them.

Steve made a motion to approve the ARC recommendation. Nick seconded. All were in favor.

**GROUNDS AND LAKES:** Peter reported that the irrigation is still coming on in the early morning near the BB courts. Mark will contact Paradise.

The trimming and mulching has been completed.

**NEWSLETTER:** The current edition was just printed and delivered last week.

**POOL:** Peter reported that the pool will be closed down this coming Monday for the treatment of black algae.

Mark will look for a contractor to replace the restroom door(s).

**WEBSITE:** Nick reported that there were 8,471 requests in May, and so far 1,594 for June.

**SCPM MANAGERS REPORT:**

Since our last meeting:

We did drives on 5/17 & 5/29.

Opened 2 new cases.

Closed 6 cases.

Sent 2 second/ third / fourth letters

There are currently 8 cases open in the community.

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

Collections:

All 5 owners that are delinquent are either in mortgage foreclosure or with the attorney for collection.

We collected all of the \$883.75 from 1157 WOC.

A total of \$1,871.25 since the last meeting.

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.

4<sup>th</sup> notices were sent on 4/10/12.

5<sup>th</sup> notices were sent on 5/3/12.

6<sup>th</sup> notices were sent out on 6/5/12.

9 owners have not yet paid the 2012 dues. (this includes the 5 noted above)

April Financials are in your packets

May Financials are not yet available

**OLD BUSINESS:**

1. Collection of Assessments – Covered under Manager’s report  
Letter from 1249 WOC – The Board will take no action until payment is made.
2. 1351 Berryhill Drive Foreclosure – After discussion, Charlotte made a motion to have the Attorney bid up to what is owed the Association and all occurring costs. Nick seconded. All were in favor.
3. Fence replacement – Mark provided two bids for new PVC fencing at a cost of just under \$4,000.00. Mark will have the companies provide more information. This will be considered at the next meeting.

4. Signs – The 4 signs are in production.

**NEW BUSINESS:**

None

**ADJOURNMENT:**

Peter motioned to adjourn, seconded by Steve. The meeting adjourned at 7:45 p.m.  
The next meeting date will be on June 10, 2012.

Respectfully submitted,  
Mark Jackson, SCPM