

Magnolia Lakes Development HOA

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

Peter posted notice on the bulletin on July 2, 2012.

APPROVAL OF MEETING MINUTES:

Nick made a motion to accept the BOD Meeting Minutes from June 12, 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 June 30, 2012:

Operating Account \$55,450.14

Reserve Account \$11,104.31

Reserve CD at Bank of America \$11,039.58

Reserve MM at BB&T \$34,664.62

Total Funds \$112,261.65

June Expenses were \$4,036.33

June Deposits were \$1,647.00

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

ARC:

There were 2 applications:

1190 WOC – replace existing fence - Approved

1221 WOC – ext repaint – Denied. Requested owner re-submit with lighter colors.

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

GROUNDS AND LAKES: Charlotte reported that they were getting reports of midgies at the big lake. Peter reported that there is an erosion issue behind 4613 Radford. Mark will contact Paradise Lawns and ask them inspect the area and present a plan of action.

NEWSLETTER: No report.

POOL: Peter reported that the pool janitorial is not being maintained to health department standards. After discussion, Steve made a motion to terminate the current vendor and award the contract to Peter at the same price. Nick seconded. Charlotte, Steve, Marty and Nick voted yea. Peter abstained. Motion carried.

Peter pressure washed the pool deck and pool parking areas on 7/2/12 for a cost of \$250.00. Charlotte made a motion to approve that invoice and approve the pressure washing of all of the sidewalks and swale areas around the pool and BB hoop areas for an additional \$250.00. Charlotte, Steve, Marty and Nick voted yea. Peter abstained. Motion carried.

Mark will continue to look for a contractor to replace the restroom door(s). We should be able to make it through the summer with the recent repairs.

WEBSITE: Nick reported that there were 7,065 requests in June, and so far 1,854 for July.

SCPM MANAGERS REPORT:

Since our last meeting:

We did drives on 6/14 & 6/28.

Opened 7 new cases.

Closed 3 cases.

Sent 7 second/ third / fourth letters

There are currently 13 cases open in the community.

After multiple requests, the owners of 1277 WOC has taken no action.

After discussion, Steve made a motion to levy a \$50.00 per day fine until the violation is cured.

Nick seconded. All were in favor.

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

A letter that I sent to all of the owners of Cascades is included. Your thoughts?

Collections:

All 5 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.

6th notices were sent out on 6/5/12.

7th notices were sent out today

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

May Financials are in your packets

June Financials are not yet available

OLD BUSINESS:

1. Collection of Assessments – Covered under Manager’s report.
2. Summary Final Judgment 1249 WOC – After discussion, Nick made a motion to have the Attorney bid up to what is owed the Association and all occurring costs. Steve seconded. All were in favor.
3. Fence replacement – Mark provided two bids for new PVC fencing with updated pricing for materials cost increase. After discussion, Peter made a motion to accept the bid from Viking Fence for \$4,271.00. Steve seconded. All were in favor.
4. Signs – The 4 signs have been delivered and are ready for installation

NEW BUSINESS:

None

ADJOURNMENT:

Nick motioned to adjourn, seconded by Marty. The meeting adjourned at 8:16 p.m.
There is no meeting scheduled for August.

Respectfully submitted,
Mark Jackson, SCPM