

Magnolia Lakes Development HOA

Board of Directors Meeting Minutes
Emmanuel United Methodist Church - 2800 W. Eau Gallie Blvd.,
Melbourne, Florida 32935
September 11, 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. A quorum was established.

Also present was Mark Jackson from SCPM.

Peter posted notice on the bulletin board on September 4, 2012.

APPROVAL OF MEETING MINUTES:

Peter made a motion to accept the BOD Meeting Minutes from July 10, 2012. Seconded by Marty and the motion was approved unanimously. (No August Meeting)

COMMITTEE AND OFFICER REPORTS:

TREASURER'S REPORT:

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

Operating Account \$49,352.10

Reserve Account \$9,204031

Reserve CD at Bank of America \$11,044.64

Reserve MM at BB&T \$34,672.62

Total Funds \$104,273.67

August Expenses were \$4,575.57

August Deposits were \$1,940.00

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

ARC:

There were 4 applications:

1277 WOC – stain driveway - Approved

1190 WOC – ext repaint – Trim color needs to be lighter. Sent back to the owners. PENDING.

4618 Radford – ext repaint – Approved

4659 Blackmore – ext repaint - approved

Nick made a motion to approve the ARC recommendations. Bill seconded. All were in favor.

GROUND AND LAKES: Charlotte reported that the new trash containers look good. Bill reported that the irrigation timers at the front need adjusted.

NEWSLETTER: Bill reported that the next edition will go out this week.

POOL: Peter reported that the pool did not pass the last inspection but that all violations had been corrected.

Peter proposed increasing the pool service days to 5-days per week for next summer. No action taken at this time.

Peter reported that he is getting quotes to re-stain the pool deck and to relocate the back flush water line.

Restroom doors - Mark is getting bids to replace both the doors and frames. Bill will get a bid from Lowes.

New pool keys – Two bids were reviewed. After discussion, this item was tabled.

WEBSITE: Nick reported that there were 8,003 requests in July, 8123 requests in August and so far 2,733 for September.

SCPM MANAGERS REPORT:

Since our last meeting:

We did drives on 7/12, 7/26, 8/23 and 9/6.

Opened 22 new cases.

Closed 25 cases.

Sent 14 second/ third / fourth letters

There are currently 11 cases open in the community.

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

Collections:

All 4 owners that are delinquent are either in mortgage foreclosure or with the attorney for collection.

The list is in your packets.

We collected the \$1,245.25 from the sale of 1285 WOC.

We collected the \$2,452.07 from the attorney for 1351 Berryhill.

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 on 7/9/12.

8th notices were sent out on 8/14/12.

9th notices were sent out on 9/4/12.

7 owners have not yet paid the 2012 dues. (this includes the 4 noted above)

July Financials are in your packets

August Financials are not yet available

OLD BUSINESS:

1. Final Status on 1351 Berryhill – We received final payment from the attorney. We have requested clarification on the breakdown of the disbursement.
2. Summary Final Judgment 1249 WOC – The Association is foreclosing on this property.
3. Fence replacement – The permits have been pulled and the materials should be here by Friday and the work is scheduled to start on Monday.

NEW BUSINESS:

1. Halloween party – budget – The party is scheduled for October 20th with a rain date of October 27th with a budget of approximately \$250.00.
2. Annual cookout – budget – The cookout is scheduled for December 1st at noon with a budget of approximately \$250.00.
3. New insurance carrier – Tower Hill is not renewing our policy. Steve is looking into going with a new agent for a new quote.
4. Budget Meeting and mail out – The Budget Meeting will be held on November 13, 2012. The proposed budget will be mailed to all owners no later than October 29th.
5. Annual Meeting / Election – Mark reviewed the mailings and meeting date on October 9, 2012.

ADJOURNMENT:

Nick motioned to adjourn, seconded by Steve. The meeting adjourned at 8:05 p.m.
The next meeting is scheduled for October 9, 2012.
This will be the Annual Meeting.

Respectfully submitted,
Mark Jackson, SCPM