Magnolia Lakes Development HOA
Board of Directors Meeting Minutes
Emmanuel United Methodist Church - 2800 W. Eau Gallie Blvd.,
Melbourne, Florida 32935
October 9, 2012

CALL TO ORDER:
Charlotte Rose called the meeting to order at 7:27 p.m.

ROLL CALL:
Present: Charlotte Rose, 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 October 2, 2012.

APPROVAL OF MEETING MINUTES:
Peter made a motion to accept the BOD Meeting Minutes from September 11, 2012. Seconded
by Bill and the motion was approved unanimously.

COMMITTEE AND OFFICER REPORTS:

TREASURER'S REPORT:
Steve provided a Treasurer's report as of September 30, 2012:
Operating Account $47,638.65
Reserve Account $9,404.31
Reserve CD at Bank of America $11,044.64
Reserve MM at BB&T $34,675.46
Total Funds $102,763.06

September Expenses were $4,426.40
September Deposits were $2,712.95

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

ARC:
There were 2 new applications:
1129 WOC – exterior repaint – Approved
1350 Berryhill – install sun tunnel skylights - Approved

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

1190 WOC – ext repaint body of house only - Steve made a motion to approve the re-painting of
the body of this house. Nick seconded. All were in favor.

GROUNDS AND LAKES: Charlotte reported that the holiday decorations have been put up for
the party.

NEWSLETTER: Bill requested photos of the upcoming events for the next newsletter.

POOL: Peter requested that the landscape company remove all the weeds inside the pool fence. Mark will contact Paradise.

Peter reported that the pool did not pass the last inspection because the depth markers are too faded. Dan is getting us a proposal to change them out to meet code.

Peter reported that he is getting quotes from Dan to relocate the back flush water line.

Restroom doors – Two bids were received. After discussion, Bill made a motion to accept the bid from Lowes for a cost not to exceed $2,900.00.

New pool keys – This item was tabled again

WEBSITE: Nick reported that there were 8,123 requests in August, 8167 requests in September and so far 1,869 for October.

SCPM MANAGERS REPORT:
Since our last meeting:
We did drives on 9/20 & 10/4.
Opened 2 new cases.
Closed 3 cases.
Sent 11 second/ third / fourth letters
There are currently 9 cases open in the community.

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

Collections:
All 3 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 on 7/9/12.
8th notices were sent out on 8/14/12.
9th notices were sent out on 9/4/12.

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

August Financials are in your packets
September Financials are not yet available

The new fence has been completed.

OLD BUSINESS:

1. New insurance carrier – Tower Hill is not renewing our policy. Steve is looking into going with a new agent for a new quote. The renewal date is the end of November.
2. Halloween party – budget – The party is scheduled for October 20th with a rain date of October 27th. Steve made a motion to amend the budget for the event to $500.00. Peter seconded. All were in favor.

NEW BUSINESS:

1. 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.

ADJOURNMENT:

Peter motioned to adjourn, seconded by Steve. The meeting adjourned at 8:16 p.m.
The next meeting is scheduled for November 13, 2012.

Respectfully submitted,
Mark Jackson, SCPM