

Magnolia Lakes Development HOA

Board of Directors Meeting Minutes
Emmanuel United Methodist Church - 2800 W. Eau Gallie Blvd.,
Melbourne, Florida 32935
January 8, 2013

CALL TO ORDER:

Charlotte Rose called the meeting to order at 7:00 p.m.

ROLL CALL:

Present: Charlotte Rose, Steve Cotellesse, Peter Hartshorne, Marty Cook and Nick Fiorello.
Bill Cook was absent. A quorum was established.

Also present was Mark Jackson from SCPM.

Peter posted notice on the bulletin board on January 1, 2013.

APPROVAL OF MEETING MINUTES:

Steve made a motion to accept the BOD / Budget Meeting Minutes from November 13, 2012.
Seconded by Marty and the motion was approved unanimously.

TREASURER'S REPORT:

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

Operating Account \$54,002.85

Reserve Account \$5,285.02

Reserve CD at Bank of America \$11,052.08

Reserve MM at BB&T \$34,679.87

Total Funds \$105,419.82

October Expenses were \$3,630.99

October Deposits were \$19,500.00

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

ARC:

There were 7 applications reviewed and all 7 were recommended for approval:

1370 Berryhill – Ext. paint

1390 Berryhill – Driveway stain – Bombay

1213 WOC – Driveway stain – Bombay

1213 WOC – Ext. paint

1205 WOC – Ext. paint

1215 WOC – Ext. paint

1285 WOC – Ext. paint

Peter made a motion to approve the ARC recommendations. Marty seconded. All were in favor.

GROUNDS AND LAKES: Charlotte reported that the flowers were replaced today. She is going to work on an annual replanting schedule with Paradise.

NEWSLETTER: Peter reported that the information provided in the last edition prompted the owners to make major contributions to the local Veterans.

The fireside chats will be moved to the second weekend of the month.

POOL: No report

WEBSITE: Nick reported that there were 5,686 requests in January. He updated the site and added all of the 2012 Minutes and event information.

SCPM MANAGERS REPORT:

Since our last meeting:

We did drives on 11/15 & 12/12/12.

Opened 2 new cases.

Closed 1 case.

Sent 2 second/ third / fourth letters

There are currently 5 cases open in the community.

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

Collections:

The 2 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 12/5/2012.

4 owners have not yet paid the 2012 dues. (This includes the 2 noted above)

November Financials are in your packets

A/R is down to \$3,723.76

The Backflow valve by the pool was inspected in December.

We are working with the utility company to change out the rusted meter box at the cabana before they can add a smart meter.

Good turnout for the Annual BBQ.

OLD BUSINESS:

1. Insurance renewal – Steve reported that the insurance was renewed with the current Agency and he has a copy of the policies.

NEW BUSINESS:

1. Yard Sale – The spring yard sale is tentatively set for March 9th.

ADJOURNMENT:

Peter motioned to adjourn, seconded by Nick. The meeting adjourned at 7:35 p.m.

The next meeting is scheduled for February 12, 2013.

Respectfully submitted,

Mark Jackson, SCPM