

Magnolia Lakes Development HOA

Board of Directors Meeting Minutes
Emmanuel United Methodist Church - 2800 W. Eau Gallie Blvd.,
Melbourne, Florida 32935
March 12, 2013

CALL TO ORDER:

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

ROLL CALL:

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

Also present was Mark Jackson from SCPM.

Peter posted notice on the bulletin board on March 5, 2013.

APPROVAL OF MEETING MINUTES:

Peter made a motion to accept the BOD Meeting Minutes from February 12, 2013. Seconded by Steve and the motion was approved unanimously.

TREASURER'S REPORT:

Steve provided a Treasurer's report as of February 28, 2013:

Operating Account \$79,598.56

Reserve Account \$6,085.02

Reserve CD at Bank of America \$11,059.44

Reserve MM at BB&T \$34,681.67

Total Funds \$131,425.69

February Expenses were \$2,492.36

February Deposits were \$8,342.50

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

ARC:

There were 6 applications reviewed, 4 were recommended for approval:

1272 WOC – Driveway stain – Bombay – only the driveway

1129 WOC – Replace oak tree with palm tree

1175 WOC – Ext. paint

1370 Berryhill – replace tree

These 2 were not completely approved as submitted:

1380 Berryhill – Driveway and sidewalk stain – Bombay – only the driveway was approved, not the sidewalk. Job already complete.

1111 WOC – Driveway and sidewalk re-stain due to wear – Bombay – only the driveway was approved, not the sidewalk. This is a re-stain over existing / worn Bombay stain.

After discussion, Steve made a motion to approve the ARC recommendations. Nick seconded. All were in favor.

Steve then made a motion to approve the Bombay color stain on the sidewalks and apron of 1380 Berryhill and 1111 WOC. Peter seconded. All were in favor.

GROUNDS AND LAKES: Charlotte reported that new plants will be installed at the entrance next week. After discussion, Nick made a motion to approve an annual planting schedule for the front entrance plants for a cost not to exceed \$1,500.00. Bill seconded. All were in favor.

NEWSLETTER: Bill reported that the next edition will be published and distributed in early April.

POOL: Pool company is working on the items noted on the recent inspection. Mark has 2 bids for the landscape beds to be filled.

WEBSITE: Nick reported that there were 3,356 page requests in January and so far 975 page requests for February.

SCPM MANAGERS REPORT:

Since our last meeting:

We did a drive on 2/21.

Opened 1 new case.

Closed 2 cases.

Sent 2 second/ third / fourth letters

There are currently 6 cases open in the community.

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

Collections:

Annual dues notices were sent to all owners on 12/5/2012.

Late notices were sent to 44 owners on February 4th.

3rd late notices were sent to 22 owners on February 28th.

As of this morning, there are 19 owners delinquent.

The list is in your packet.

Steve made a motion to remove the late fees for the owners of 1174 WOC, 1272 WOC and 1134 WOC that paid their dues to a BOD prior to the January 31st deadline. Marty seconded. All were in favor.

January Financials are in your packets

I have 2 bids for the pool deck landscape beds.

Paradise will remove all the plant material and mulch for \$225.00.

OLD BUSINESS:

1. Light posts / mailboxes– Harold from the ARC Committee researched and submitted some recommended replacement posts, lights, mailboxes / posts from Home Depot. The Board accepted the recommendations and will post the information on the website as pre-approved replacements.

NEW BUSINESS:

None

ADJOURNMENT:

Bill motioned to adjourn, seconded by Peter. The meeting adjourned at 8:02 p.m.

The next meeting is scheduled for April 9, 2013.

Respectfully submitted,
Mark Jackson, SCPM