

Magnolia Lakes Development HOA

Board of Directors Meeting Minutes
Emmanuel United Methodist Church - 2800 W. Eau Gallie Blvd.,
Melbourne, Florida 32935
July 9, 2013

CALL TO ORDER:

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

ROLL CALL:

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

Candidates for empty BOD seats: Peter made a motion to appoint Adel Mikhail of 1250 Berryhill to the Board. Steve seconded. All were in favor.

Peter made a motion to appoint Chuck Seay of 1270 Berryhill to the Board. Marty seconded. All were in favor.

Also present was Mark Jackson from SCPM.

Peter posted notice on the bulletin board on June 12, 2013.

APPROVAL OF MEETING MINUTES:

Peter made a motion to accept the BOD Meeting Minutes from May 14, 2013. Seconded by Marty and the motion was approved unanimously. (No June Meeting)

TREASURER'S REPORT:

Steve provided a Treasurer's report as of June 30, 2013:

Operating Account \$69,414.25

Reserve Account \$3,733.59

Reserve CD at Bank of America \$11,066.96

Reserve MM at BB&T \$34,688.57

Total Funds \$118,903.77

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

ARC:

The following applications were reviewed.

1209 WOC – driveway stain – Approved

4608 Radford – fence – Approved

4614 Radford – ext. paint – Approved

1173 WOC – new front door – Approved

1221 WOC – new front door – Approved

1208 WOC – ext. paint – Approved

1211 WOC – paint driveway – NOT approved (Bombay Concrete Stain Only)

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

GROUND AND LAKES: Atlantic fence did the minor repairs to the fence.

NEWSLETTER: The next quarterly edition will be published by Charlotte. She has started an

outline of the information that will be included in each of the editions.

POOL: Peter reported that the pool is in good shape. The security lighting heads need to be replaced and the junction box for the pool light is rotted out. Steve made a motion to approve the funds for the repairs not to exceed \$500.00. Nick seconded. All were in favor.

WEBSITE: Nick reported that there were 8,646 page requests in May, 4,947 page requests in June and so far 1,182 page requests for July.

SCPM MANAGERS REPORT:

Since our last meeting:

We did a drive on 5/16, 5/30, 6/13 & 6/27/13

Opened 76 new cases. (57 were driveways / sidewalks)

Closed 24 cases.

Sent 9 second/ third / fourth letters.

There are currently 66 cases open in the community, including the driveways.

All of the 49 mailboxes / light posts from April have been cleaned and painted.

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.

4th late notices were sent on April 1st.

5th late notices were sent on May 6th.

6th late notices were sent on June 3rd.

As of yesterday, there are 3 owners delinquent.

1360 Berryhill has been turned over to the attorney for collections.

A Rent Demand letter was sent by the attorney on July 1, 2013

The list is in your packet.

Steve made a motion to send 1157 WOC and 1175 WOC to the attorney for collections. Peter seconded. Charlotte, Nick, Marty, Adel, Peter and Steve voted yea. Chuck abstained. Motion carried. A Notice of Intent to Lien letter will be sent to both owners.

May Financials are in your packets

OLD BUSINESS:

1. Attorney costs on DOCS – The Association attorney provided some estimated costs for restating and for amendments to the documents. No action taken at this time

NEW BUSINESS: None

1. Upcoming Meeting dates –
Annual Meeting will be on October 8, 2013. 1st Mailing will be on 8/12.
Budget Meeting will be on November 12, 2013. Notice will be mailed on 10/28/13.

2. Upcoming social events –
Harvest / Costume party will be held on October 26, 2013.
The date for the Christmas Party TBD (late November or early December)

ADJOURNMENT:

Nick motioned to adjourn, seconded by Marty. The meeting adjourned at 8:25 p.m.

The next meeting is scheduled for August 13, 2013.

Respectfully submitted,
Mark Jackson, SCPM