

Magnolia Lakes Development HOA

Board of Directors Meeting Minutes
Emmanuel United Methodist Church - 2800 W. Eau Gallie Blvd.,
Melbourne, Florida 32935
August 13, 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 and Marty Cook.
Nick Fiorello, Adel Mikhail and Chuck Seay were absent. A quorum was established.
Peter posted notice on the bulletin board on August 6, 2013.

APPROVAL OF MEETING MINUTES:

Marty made a motion to accept the BOD Meeting Minutes from July 9, 2013. Seconded by Peter and the motion was approved unanimously.

TREASURER'S REPORT:

Steve provided a Treasurer's report as of July 31, 2013:
Operating Account \$66,870.53
Reserve Account \$3,933.59
Reserve CD at Bank of America \$11,067.89
Reserve MM at BB&T \$34,689.94
Total Funds \$116,561.95

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

ARC:

The following applications were reviewed.
1211 WOC – driveway stain – Approved (Bombay Concrete Stain Only)
1261 WOC – replace all windows – Approved

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

GROUNDS AND LAKES: Charlotte will contact Paradise about replacing the front plantings.

NEWSLETTER: Bill has volunteered to stay on as Editor. The next quarterly edition will be published and distributed next week.

POOL: Peter reported that the pool is in good shape. The pool pump went out last week and was replaced the next day.

WEBSITE: No report. Nick is posting all of the upcoming events to the Website

SCPM MANAGERS REPORT:

Since our last meeting:
We did a drive on 7/11, 7/25 & 8/8

Opened 25 new cases. (18 were driveways / sidewalks) Total of 75 driveways
Closed 51 cases.
Sent 61 second/ third / fourth letters.
There are currently 43 cases open in the community, including 39 driveways.
A copy of the last drive report is in your packets.

After discussion, Peter made a motion to levy a \$100.00 per day fine at 4618 Radford Lane.
Steve seconded. All were in favor. The date, time and place for the Hearing will be determined
and proper Notice sent to the owners.

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.
Late notices were sent again on May 6th, June 3rd and July 2.
As of Friday, there are 2 owners delinquent and they are in collection with the Attorney.

1360 Berryhill was turned over to the attorney for collections.
A Rent Demand letter was sent by the attorney on July 1, 2013
The tenant paid the account current on 7/24.

There is a written request to waive late fees from 1194 WOC and 1284 WOC.

After review and discussion:

Steve made a motion to waive the late fees for 1194 WOC. Peter seconded. All were in favor.
Steve made a motion to waive the late fees for 1284 WOC. Peter seconded. All were in favor.

June Financials are in your packets. We should have July completed soon.

OLD BUSINESS: None

NEW BUSINESS: None

1. Upcoming Meeting dates –
Annual Meeting will be on October 8, 2013. 1st Notice was mailed out yesterday.
The 2nd Notice with the ballot will be sent out September 9, 2013.
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 Christmas Party will be held on November 9, 2013.
3. BOD Certifications – Mark reviewed the process that is now required for HOAs.

ADJOURNMENT:

Peter motioned to adjourn, seconded by Marty. The meeting adjourned at 7:50 p.m.
The next meeting is scheduled for August 13, 2013.

Respectfully submitted,
Mark Jackson, SCPM

