

Magnolia Lakes Development HOA

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

CALL TO ORDER:

Charlotte Rose called the meeting to order at 7:13 p.m.

ROLL CALL:

Present: Charlotte Rose, Peter Hartshorne, Nick Fiorello and Adel Mikhail.
Steve Cotellesse and Marty Cook were absent. A quorum was established.
Peter posted notice on the bulletin board on October 1, 2013.

APPROVAL OF MEETING MINUTES:

Peter made a motion to accept the BOD Meeting Minutes from September 10, 2013. Seconded by Charlotte and the motion was approved unanimously.

TREASURER'S REPORT:

Steve provided a Treasurer's report as of September 30, 2013:
Operating Account \$58,603.33
Reserve Account \$3,754.59
Reserve CD at Bank of America \$11,068.36
Reserve MM at BB&T \$34,692.84
Total Funds \$108,149.12

Peter made a motion to accept the Treasurer's report. Nick seconded. All were in favor.
Steve sent a pre-lim 2014 budget to the Board for review.

ARC:

No applications.

GROUNDS AND LAKES: The small area by the bike rack will be re-sodded by volunteers.

NEWSLETTER: The next quarterly edition will be published in December.

POOL: The last inspection report had one small item. Dan is aware if it.

WEBSITE: No stats report. Nick is working on it.

SCPM MANAGERS REPORT:

Since our last meeting:
We did drives on 9/19 & 10/3.
Opened 10 new cases.
Closed 17 cases.
Sent 29 second/ third / fourth letters.
I added the "Fining language" to the 27 driveways from last month.
There are currently 24 cases open in the community, including 8 of the 80 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 on the following 8 lots: 1300 Berryhill, 1330 Berryhill, 4652 Blackmore, 1151 WOC, 1157 WOC, 1177 WOC, 1204 WOC and 1249 WOC.

Nick seconded. All were in favor. The date, time and place for the Hearing will be determined and proper Notice sent to the owners.

Collections:

1157 & 1175 WOC were sent for collection to the Attorney on 7/11/13.

August Financials are in your packets.

Homeowner written requests that their late fees be waived. Copies are in your packet.

After discussion,

Nick made a motion to remove the late fees from 1106 and 1184 WOC.

Adel seconded. All were in favor.

Adel made a motion to remove the late fees from 1119 WOC.

Nick seconded. All were in favor.

OLD BUSINESS:

1. Covenant Violation Hearing was held on 9/17/13. The Committee upheld the fine. The owner agreed to cure the violation by November 15, 2013.
2. Upcoming social events –
The fall decorations are up.
Charlotte passed out copies to all members present of items that will be needed for the Harvest party.
Harvest / Costume party will be held on October 26, 2013. (Volunteers are needed)
The Christmas Party will be held on November 9, 2013.

NEW BUSINESS:

1. Budget Meeting will be on November 12, 2013. Notices will be mailed 14 days in advance.

ADJOURNMENT:

Peter motioned to adjourn, seconded by Nick. The meeting adjourned at 8:00 p.m.

The next meeting is scheduled for November 12, 2013. (Budget Meeting)

Respectfully submitted,
Mark Jackson, SCPM