

Magnolia Lakes Development HOA

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

CALL TO ORDER:

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

ROLL CALL:

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

Notice was mailed to all owners on October 28, 2013.

Peter posted notice on the bulletin board on November 10, 2013.

APPROVAL OF MEETING MINUTES:

Nick made a motion to accept the BOD Meeting Minutes and the Annual Meeting Minutes from October 8, 2013. Seconded by Marty and the motion was approved unanimously.

Peter made a motion to appoint Bill Cook to the Board for 2013 / 2014. Marty seconded. All were in favor.

TREASURER'S REPORT:

Steve provided a Treasurer's report as of October 31, 2013:

Operating Account \$54,450.04

Reserve Account \$3,954.59

Reserve CD at Bank of America \$11,069.29

Reserve MM at BB&T \$34,694.31

Total Funds \$104,198.23

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

Steve made a motion to add a second storage unit for \$45.00 per month. Peter seconded. All were in favor.

Approve 2014 Budget – After discussion, Peter made a motion to Approve the Budget as presented, keeping the Annual Assessment at \$250.00. Marty seconded. All were in favor.

ARC:

1282 WOC – remove 2 oak trees and replace with 2 palms. Approved.

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

GROUNDS AND LAKES: We need to remind Kingery to check the dye in the lakes. The holiday flowers will be added next month.

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

POOL: No issues.

WEBSITE: Go Daddy no longer provides an activity report for the website. Nick will post the photos from the 2 social events.

SCPM MANAGERS REPORT:

Since our last meeting:

We did a drive on 10/17 & 10/31

Opened 0 new cases.

Closed 12 cases.

Sent 15 second/ third / fourth letters.

There are currently 17 cases open in the community, including 5 of the 80 driveways.

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

6 owners were fined at the last meeting.

The were sent Hearing Notices on November 5, 2013 for a Hearing on December 10th.

Collections:

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

1175 is in mortgage foreclosure.

After discussion, Steve made a motion to move forward on foreclosure on 1157 WOC if there is not a zero balance on February 1, 2014. Peter seconded. All were in favor.

September Financials are in your packets.

We have complied with the new Florida Statute to bond all the Officers of the Association for a cost of \$322.00 for the year.

OLD BUSINESS:

1. Covenant Violations Hearing for 6 owners is scheduled for December 10, 2013.

NEW BUSINESS:

None

ADJOURNMENT:

Peter motioned to adjourn, seconded by Marty. The meeting adjourned at 7:40 p.m.

The next meeting is scheduled for January 14, 2014. (No December Meeting)

Respectfully submitted,
Mark Jackson, SCPM