

Magnolia Lakes Development HOA

Board of Directors Meeting Minutes
Emmanuel United Methodist Church - 2800 W. Eau Gallie Blvd.,
Melbourne, Florida 32935
March 11, 2014

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. Bill Cook was absent. A quorum was established.
Peter posted notice on the bulletin board on March 4, 2014.

APPROVAL OF MEETING MINUTES:

Marty made a motion to accept the BOD Meeting Minutes from February 11, 2014. Seconded by Peter and the motion was approved unanimously.

TREASURER'S REPORT:

Steve provided a Treasurer's report as of February 28, 2014:

Operating Account \$85,564.84

Reserve Account \$4,784.59

Reserve CD at Bank of America \$11,071.10

Reserve MM at BB&T \$34,700.01

Total Funds \$135,120.54

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

ARC:

1132 WOC – Move A/C unit. Approved.

1129 WOC – Remove oak tree. Approved.

1178 WOC – Fence. Approved.

1222 WOC – Ext. paint. Approved.

1276 WOC – Ext. paint. Approved.

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

The owner from 1311 Berryhill was at the meeting wanting a review of extending her pool patio and enclosure. We had no record of the application. After discussion, Nick made a motion to accept the ARC recommendation once they review her application. Peter seconded. All were in favor.

GROUNDS AND LAKES: One of the picnic tables needs to be replaced.

NEWSLETTER: No report.

POOL:

Pool deck work – The deck work is rescheduled for the 1st week of April.

WEBSITE: Nick reported that the site has been updated.

SCPM MANAGERS REPORT:

Since our last meeting:

We did a drive on 2/20 & 3/6

Opened 8 new cases.

Closed 5 cases.

Sent 11 second/ third / fourth letters.

There are currently 18 cases open in the Community.

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

Collections:

1175 WOC is in mortgage foreclosure. We have closed the case with the attorney.

2014 Annual Dues Notices were sent to all owners on 12/4/2014.

We sent late notices with ledgers on 2/3/14 and 3/4/14.

January Financials are in your packets.

OLD BUSINESS:

Covenant Violations Hearing – 2 owners are still in violation and another Hearing is scheduled for March 20th.

NEW BUSINESS:

1. Request to waive late fees – After discussion, Steve made a motion to remove the fees from 1203 & 1267 WOC. Peter seconded. All were in favor.
2. Spring yard sale is scheduled for April 12, 2014.

ADJOURNMENT:

Peter motioned to adjourn, seconded by Steve. The meeting adjourned at 7:35 p.m.

The next meeting is scheduled for April 8, 2014.

Respectfully submitted,
Mark Jackson, SCPM