

Magnolia Lakes Development HOA

Board of Directors Meeting Minutes
Emmanuel United Methodist Church - 2800 W. Eau Gallie Blvd.,
Melbourne, Florida 32935
May, 13, 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 May 4, 2014.

APPROVAL OF MEETING MINUTES:

Peter made a motion to accept the BOD Meeting Minutes from March 11, 2014. Seconded by Nick and the motion was approved unanimously. (No April meeting)

TREASURER'S REPORT:

Steve provided a Treasurer's report as of April 30, 2014:

Operating Account \$79,737.52

Reserve Account \$1,979.59

Reserve CD at Bank of America \$11,072.03

Reserve MM at BB&T \$31,497.78

Total Funds \$124,286.92

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

ARC: All 13 applications were approved

1108 WOC – widen driveway by 4 feet

1108 WOC – change paver walkway to concrete

1131 WOC – remove oak – re-stain Bombay color driveway

1191 WOC – ext. paint

1224 WOC – repair rear lawn sod

1225 WOC – ext. paint

1243 WOC – ext. paint

1243 WOC – fence

1251 WOC – paint front door and glass panel trim

1311 Berryhill – Front door screening

1311 Berryhill – extend screen enclosure

1260 Berryhill – stain driveway with Bombay color

4611 Radford – Outside security camera system

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

GROUNDS AND LAKES: The other picnic table needs to be repaired or replaced.

Peter proposed looking into eliminating the entry islands and moving the Community signs. He will see if it can be done and what it would take.

NEWSLETTER: No report.

POOL: Pool deck work has been completed and it came out great. Pool permit has been posted. Pool area landscaping needs to be trimmed by Paradise. 2 fence slats have been broken and need to be replaced. 3 chaise lounge chair need replacing.

WEBSITE: Nick reported that the site has been updated twice this month and the new ARC application has been added.

SCPM MANAGERS REPORT:

Since our last meeting:

We did a drive on 3/20, 4/17 & 4/29

Opened 4 new cases.

Closed 11 cases.

Sent 15 second/ third / fourth letters.

There are currently 12 cases open in the Community.

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

Peter made a motion to levy a \$100.00 per day fine on 1208 WOC and send it to the hearing Committee. Steve seconded. All were in favor.

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, 3/5, 3/25 & 4/25/14

March Financials are in your packets.

OLD BUSINESS:

Covenant Violations Hearing – Fines were upheld on 1151 WOC. The fines were added to their ledger. Minutes distributed to the Board.

NEW BUSINESS:

None

ADJOURNMENT:

Peter motioned to adjourn, seconded by Nick. The meeting adjourned at 7:50 p.m.

The next meeting is scheduled for June 10, 2014.

Respectfully submitted,
Mark Jackson, SCPM