

# Magnolia Lakes Development HOA

Board of Directors Meeting Minutes  
Emmanuel United Methodist Church - 2800 W. Eau Gallie Blvd.,  
Melbourne, Florida 32935  
September 9, 2014

## **CALL TO ORDER:**

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

## **ROLL CALL:**

Present: Charlotte Rose, Nick Fiorello, Adel Mikhail, Steve Cotellesse, Bill Cook, Marty Cook. Peter Hartshorne was absent. A quorum was established. Peter posted notice on the bulletin board on August 26, 2014.

## **APPROVAL OF MEETING MINUTES:**

Nick made a motion to accept the BOD Meeting Minutes from July 8, 2014. Seconded by Bill and the motion was approved unanimously. (No August meeting)

## **TREASURER'S REPORT:**

Steve provided a Treasurer's report as of 8/29, 2014:

Operating Account \$68,344.84

Reserve Account \$5,984.59

Reserve CD at Bank of America \$11,073.43

Reserve MM at BB&T \$28,297.60

Total Funds \$113,700.46

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

## **ARC: All 7 applications were approved**

1126 WOC – new windows

1108 WOC – gutters

1208 WOC – light pole

1208 WOC – landscaping plan

1208 WOC – replace sod

1211 WOC – ext. paint

4600 Radford – fence

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

**GROUNDS AND LAKES:** The fall plantings have been ordered. Steve made a motion to allocate \$250.00 to replace seasonal decorations. Bill seconded. All were in favor.

**NEWSLETTER:** Next edition will be in December.

**POOL:** No report.

**WEBSITE:** Nick reported that the site has been updated and he will add the upcoming events.

## **SCPM MANAGERS REPORT:**

Since our last meeting:

We did a drive on 7/10, 7/24, 8/21 & 9/4.  
Opened 4 new cases.  
Closed 3 cases.  
Sent 6 second/ third / fourth letters.  
There are currently 20 cases open in the Community.  
A copy of the last drive report is in your packets.

#### Collections:

2014 Annual Dues Notices were sent to all owners on 12/4/2013.  
We sent late notices with ledgers on 2/3, 3/5, 3/25, 4/25, 6/2, 7/1, 8/1 & 9/3  
6 owners were sent to the attorney for collection in June.  
Liens are being prepared for 3 of them.  
The bank requested a payoff for 1360 Berryhill.

July Financials are in your packets.

Getting bids on repairing / replacing the BB court.  
So far I have 3 bids for repair and 3 for replacement.  
Adrian gave me a verbal quote of \$8.00 sq/ft.  
That would be the high bid of \$19,040.00.  
Also, I'm still researching the possibility of coating the existing pad, but the concrete surface has to be smooth.

I inspected some of the erosion areas along the banks of some of the ponds with Paradise last week and they are getting me a bid to try some simple repairs. We are looking at about 4 test repairs of about 50 feet long. Paradise was very expensive so I'm meeting with the company that did some of this work in another Association.

Mary Zizzo and Steve met with St. Johns last Thursday and were offered some ideas to address the erosion that has taken place over the last 15 years.

#### **OLD BUSINESS:**

Covered in Managers report.

#### **NEW BUSINESS:**

1. Annual Meeting & Election on 10/14. Budget Meeting on 11/11.
2. Results of the Hearing – Fines were to be upheld if the violations were not corrected by the next ARC meeting. 3 ARC applications were submitted and the work has been completed.  
No fines levied.
3. Charlotte requested volunteers for the October party

#### **ADJOURNMENT:**

Steve motioned to adjourn, seconded by Bill. The meeting adjourned at 7:35 p.m.  
The next meeting is scheduled for October 14, 2014.

Respectfully submitted,

Mark Jackson, SCPM