

Magnolia Lakes Development HOA

Board of Directors Meeting Minutes
Emmanuel United Methodist Church - 2800 W. Eau Gallie Blvd.,
Melbourne, Florida 32935
October 14, 2014

CALL TO ORDER:

Charlotte Rose called the meeting to order at 7:16 p.m.

ROLL CALL:

Present: Charlotte Rose, Nick Fiorello, Steve Cotellesse, Bill Cook, Marty Cook, Peter Hartshorne and Mary Zizzo. A quorum was established. Adel Mikhail arrived later. Peter posted notice on the bulletin board on September 15, 2014.

APPROVAL OF MEETING MINUTES:

Peter made a motion to accept the BOD Meeting Minutes from September 9, 2014. Seconded by Marty and the motion was approved unanimously.

TREASURER'S REPORT:

Steve provided a Treasurer's report as of 9/30/2014:

Operating Account \$64,344.74

Reserve Account \$6,184.59

Reserve CD at Bank of America \$11,074.36

Reserve MM at BB&T \$28,297.60

Total Funds \$109,901.29

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

ARC: No applications to review.

GROUNDS AND LAKES: The decorations are up. The fall plantings are done. One of the picnic tables has been replaced.

NEWSLETTER: Newsletter is produced quarterly. Next edition will be in December.

POOL: 2 small issues since the last meeting. The PH had to be adjusted and Peter replaced a missing PVC fence slat.

WEBSITE: Nick reported that the site has been updated and he is working on getting the weather feature fixed.

SCPM MANAGERS REPORT:

Since our last meeting:

We did a drive on 9/18 & 10/2.

Opened 20 new cases. Most of them were reminders about the trash and recycle carts.

Closed 13 cases.

Sent 9 second/ third / fourth letters.

There are currently 22 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.

3 if them sent a payment but did not pay the attorney fees.

We sent them a bill.

A request to waive the fee is in your packet.

Another request to waive the fee was hand delivered to the Board.

Both of the requests were reviewed. After discussion, Bill made a motion to notify the owners that the fees must be paid in full by 11/30/2014. The payments are to be sent to SCPM, payable to Magnolia Lakes. Mary seconded. All were in favor.

Liens were prepared for 3 others.

1360 Berryhill paid.

August 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.

I have this on hold for now.

I inspected some of the erosion areas along the banks of some of the ponds with Paradise and they got me a bid to try some simple repairs. Paradise was very expensive.

We are looking at test repairs of about 50 feet long.

I met last week with the company that did some of this work in another Association. He sent me prices for the 3 test areas.

One on the big lake would be \$390.00

One on the middle lake would be \$390.00

The culvert would be about \$200.00

After discussion, Peter made a motion to proceed with repairing the test areas for a cost not to exceed \$1,500.00. Marty seconded. All were in favor.

OLD BUSINESS:

Covered in Managers report.

Harvest Party date is 10/18/14.

Christmas Party date is 12/6/14.

NEW BUSINESS:

1. Budget Meeting is on 11/11. A copy of the 2015 proposed budget was mailed to all owners on September 15, 2014.
2. February 2015 Meeting has been cancelled at this time. If a meeting becomes necessary it will be moved up to February 3rd. Charlotte is working on a new meeting place.

ADJOURNMENT:

Nick motioned to adjourn, seconded by Bill. The meeting adjourned at 8:06 p.m.
The next meeting is scheduled for November 11, 2014.

Respectfully submitted,
Mark Jackson, SCPM