

Magnolia Lakes Development HOA

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

CALL TO ORDER:

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

ROLL CALL:

Present: Charlotte Rose, Steve Cotellesse, Bill Cook, Peter Hartshorne and Mary Zizzo. Nick Fiorello and Marty Cook were absent. A quorum was established. Adel Mikhail arrived later. Peter posted notice on the bulletin board on November 4, 2014. Notice was mailed to all owners on September 15, 2014.

APPROVAL OF MEETING MINUTES:

Bill made a motion to accept the BOD Meeting Minutes and Annual Meeting Minutes from October 14, 2014. Seconded by Peter and the motion was approved unanimously.

TREASURER'S REPORT:

Steve provided a Treasurer's report as of 10/31/2014:

Operating Account \$60,298.47

Reserve Account \$6,384.59

Reserve CD at Bank of America \$11,074.83

Reserve MM at BB&T \$28,299.96

Total Funds \$106,057.85

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

Approve 2015 Budget – Peter made a motion to Approve the Budget as presented, keeping the Annual Assessment at \$250.00. Bill seconded. All were in favor.

ARC: One application was reviewed and approved. 1211 WOC - remove and replace a Magnolia tree. Peter made a motion to accept the ARC recommendation. Bill seconded. All were in favor.

GROUND AND LAKES: The tree stump was removed. Dye has been added to the ponds. The City has been called to replace the 25 MPH sign at the front entry. Owners are calling and getting damaged sidewalks repaired. Paradise will do the Christmas plantings after Thanksgiving.

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

POOL: Cabana bathroom wall – There are 2 small areas where the brick wall joints are cracking. Peter is going to attempt to re grout the mortar joints.

WEBSITE: No report.

SCPM MANAGERS REPORT:

Since our last meeting:

We did a drive on 10/16 & 10/30.

Opened 11 new cases.

Closed 14 cases.

Sent 13 second/ third / fourth letters.

There are currently 22 cases open in the Community.

4 of them have been sent multiple letters. (Circled)

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

After discussion, Steve made a motion to levy a \$100.00 per day fine and schedule a Hearing for 4618 Radford if the violation is not corrected by 12/1/14. Charlotte seconded. All were in favor.

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 were prepared for 3 of them.

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

We sent them a bill. Two of them requested the fees waived.

The Board addressed it at the last meeting.

Due to the hardship described in the requests, I called the attorney to see if I could get his fees lowered.

Frank took the entire \$200.00 in fees from the accounts and the Association had not been billed.

I sent letters to the owners and requested they pay the costs of the copies and postage.

I sent reminder letters on 11/6.

Copies are in your packets.

September Financials are in your packets.

I have 3 bids for repair and / or replacement of the BB court. I have this on hold for now.

The 3 erosion areas along the banks of some of the ponds will be addressed before Thanksgiving.

OLD BUSINESS:

Covered in Managers report.

NEW BUSINESS:

1. New meeting room – Christian Care has offered a free meeting room for the monthly BOD meetings starting in January. The owners will be notified via the December Newsletter and posted on the bulletin board.
2. December Meeting has been cancelled.
3. Bring a Dish picnic 12/6 – Food will be delivered by SCPM on Friday the 5th.
4. Front entrance / sign – After discussion, this was tabled until 2015.

ADJOURNMENT:

Bill motioned to adjourn, seconded by Peter. The meeting adjourned at 8:00 p.m.

The next meeting is scheduled for January 13, 2015. (No December Meeting)

Respectfully submitted,
Mark Jackson, SCPM