

Magnolia Lakes Development HOA

Board of Directors Meeting Minutes
Christian Medi-Share on Eau Gallie Blvd.,
Melbourne, Florida 32934
January 13, 2015

CALL TO ORDER:

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

ROLL CALL:

Present: Charlotte Rose, Steve Cotellesse, Peter Hartshorne, Mary Zizzo, Nick Fiorello and Adel Mikhail. Marty Cook and Bill Cook were absent. A quorum was established. Peter posted notice on the bulletin board on January 2, 2015.

APPROVAL OF MEETING MINUTES:

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

TREASURER'S REPORT:

Steve provided a Treasurer's report as of 12/31/2014:

Operating Account \$74,410.76

Reserve Account \$6,784.59

Reserve CD at Bank of America \$11,075.75

Reserve MM at BB&T \$28,302.32

Total Funds \$120,573.42

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

ARC: 4 applications were reviewed and approved.

1153 WOC – pool and screen enclosure

1205 WOC – fence replacement

1223 WOC – ext. paint

1300 Berryhill – ext. paint

Peter made a motion to accept the ARC recommendation. Steve seconded. All were in favor.

GROUND AND LAKES: Paradise proposed adding a rain sensor the front entrance irrigation for \$107.50. Nick made a motion to add the sensor. Peter seconded. All were in favor.

NEWSLETTER: No report.

POOL: Peter reported on some recent vandalism to the pool safety equipment. Replacements will be ordered. He is working on increasing the lighting for a cost of about \$200.00 to help. 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: Nick has updated the site and added the photos from the recent Community events.

SCPM MANAGERS REPORT:

Since our last meeting:

We did a drive on 11/13, 12/5 & 1/6.

Opened 5 new cases.

Closed 4 cases.

Sent 5 second/ third / fourth letters.

There are currently 17 cases open in the Community.

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

Collections:

2015 Annual Dues Notices were sent to all owners on 12/2/2014.

155 owners have paid.

Liens have been filed on 2 properties.

November Financials are in your packets.

I have 3 bids for repair and 3 for replacement of the BB court.

I have this on hold for now.

The 3 erosion areas along the banks of some of the ponds were addressed before Thanksgiving. We plan on leaving the fabric in place for another month or so and then see how well it worked.

OLD BUSINESS:

Covered in Managers report.

NEW BUSINESS:

1. Front entrance / sign – After discussion, no action taken at this time. Tabled until the next Board meeting in March.
2. February Meeting has been cancelled.

ADJOURNMENT:

Peter motioned to adjourn, seconded by Steve. The meeting adjourned at 7:56 p.m.

The next meeting is scheduled for March 10, 2015. (No February Meeting)

Respectfully submitted,
Mark Jackson, SCPM