

# Magnolia Lakes Development HOA

Board of Directors Meeting Minutes  
Christian Medi-Share on Eau Gallie Blvd.,  
Melbourne, Florida 32934  
March 10, 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, Adel Mikhail, Marty Cook and Bill Cook. A quorum was established.

Peter posted notice on the bulletin board on March 3, 2015.

## **APPROVAL OF MEETING MINUTES:**

Peter made a motion to accept the BOD Meeting Minutes from January 13, 2015. Seconded by Marty and the motion was approved unanimously.

## **TREASURER'S REPORT:**

Steve provided a Treasurer's report as of 2/28/2015:

Operating Account \$88,608.17

Reserve Account \$7,284.59

Reserve CD at Bank of America \$11,076.22

Reserve MM at BB&T \$28,304.61

Total Funds \$135,173.59

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

**ARC:** 14 applications were reviewed.

These 11 were approved.

1259 WOC – screen room on rear patio

1259 WOC – tree removal

1117 WOC – new roof

1117 WOC – new fence

1211 WOC – remove and replace magnolia tree

1139 WOC – remove and replace oak tree

1261 WOC – ext. paint

1250 WOC – ext. paint

1390 Berryhill – ext. paint

4667 Blackmore – new roof

4663 Blackmore – new roof

These 3 were denied.

1137 WOC – storage shed

1139 WOC – storage shed

1233 WOC – removed 2 oak trees

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

**GROUNDS AND LAKES:** Charlotte reported on the information she obtained about Soliciting in the Community. Having a City Permit does not override the Magnolia Lakes documents.

**NEWSLETTER:** The next edition will be distributed this weekend.

**POOL:** Peter reported on the new signs that have added as well as new motion detectors. We need some bids to replace some of the rusted electrical boxes on the Back of the building.

**WEBSITE:** Nick has updated the site. The No Soliciting information will be added to the site and in the Newsletter.

**SCPM MANAGERS REPORT:**

Since our last meeting:

We did a drive on 1/22, 2/19 & 3/5

Opened 26 new cases.

Closed 21 cases.

Sent 9 second/ third / fourth letters.

There are currently 24 cases open in the Community.

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

After discussion, Mary made a motion to levy \$50.00 per day fines on 4618 Radford, 1179 WOC and 1100 WOC and send the owners to the Hearing committee. Nick seconded. All were in favor. The date, time and place for the Hearing will be determined and proper Notice sent to the owners.

Collections:

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

Late notices went out on 2/2 & 3/6.

15 owners still have not paid.

Liens have been filed on 2 properties.

December Financials are in your packets.

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

Adrian gave me a verbal quote of \$8.00 sq/ft.

That would be the high bid of \$19,040.00.

Steve made a motion to award the replacement bid to Brevard Concrete for \$12,910.00.

Peter seconded. All were in favor.

This will not include and landscape repairs, if needed.

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

I inspected the areas on March 4<sup>th</sup> and it seems to be holding.

We plan on leaving the fabric in place for another month or so.

2 owners submitted requests to remove late fees from their accounts.

1241 WOC – Peter made a motion to deny the request. Mary seconded. All were in favor.

1248 WOC - Peter made a motion to approve the request. Mary seconded. All were in favor.

**OLD BUSINESS:**

Covered in Managers report.

**NEW BUSINESS:**

1. Front entrance / sign – Mary made a motion to remove the sign discussion from the Agenda. Peter seconded. Mary, Charlotte, Steve, Peter, Nick, Marty and Adel voted yea. Bill voted nay. Motion carried.
2. Yard Sale – Scheduled date is March 28<sup>th</sup> from 8 am to 2 pm.

**ADJOURNMENT:**

Nick motioned to adjourn, seconded by Bill. The meeting adjourned at 8:15 p.m.

The next meeting is scheduled for April 14, 2015.

Respectfully submitted,  
Mark Jackson, SCPM