

Magnolia Lakes Development HOA

Board of Directors Meeting Minutes
Christian Medi-Share on Eau Gallie Blvd.,
Melbourne, Florida 32934
April 14, 2015

CALL TO ORDER:

Peter Hartshorne called the meeting to order at 7:00 p.m.

ROLL CALL:

Present: Steve Cotellesse, Peter Hartshorne, Mary Zizzo, Adel Mikhail and Marty Cook.
Charlotte Rose, Nick Fiorello and Bill Cook were absent. A quorum was established.
Peter posted notice on the bulletin board on April 7, 2015.

APPROVAL OF MEETING MINUTES:

Mary made a motion to accept the BOD Meeting Minutes from March 10, 2015. Seconded by Marty and the motion was approved unanimously.

TREASURER'S REPORT:

Steve provided a Treasurer's report as of 3/31/2015:
Operating Account \$74,427.49
Reserve Account \$22,384.59
Reserve CD at Bank of America \$11,077.12
Reserve MM at BB&T \$28,305.81
Total Funds \$136,195.01

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

ARC: 6 applications were reviewed.

All 6 were approved.

1245 WOC – ext. paint

1245 WOC – replace 2 oak trees

1117 WOC – replace rain gutters / downspouts

1140 WOC – replace oak tree

1224 WOC – install screen door to front entrance

1250 Berryhill – ext. paint

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

GROUNDS AND LAKES: No report

NEWSLETTER: No report

POOL: Steve made a motion to spend no more than \$500.00 for new pool chairs and chaises. Marty seconded. All were in favor.

WEBSITE: No report

SCPM MANAGERS REPORT:

Since our last meeting:

We did a drive on 3/19 & 4/2

Opened 2 new cases.

Closed 3 cases.

Sent 9 second/ third / fourth letters.

There are currently 28 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.

Late notices went out on 2/2, 3/6 & 4/2.

6 owners still have not paid.

Liens have been filed on 2 properties.

After discussion, Steve made a motion to send account numbers 12468, 45175, 12508, 12635, 45729 and 12495 to the attorney for collection. Mary seconded. All were in favor.

February Financials are in your packets.

The BB court has been replaced for just under \$13,000.00.

I have a lead on someone that can paint the lines but he is very expensive.

Paradise quoted \$1,150.00 for the work on the sod and the irrigation heads caused during the construction. That was part of the work necessary in the BB project and has been completed.

Quote to do the electrical repairs in the pool area is in your packet. Steve made a motion to approve the repair quote from Gault Electric for a cost not to exceed \$2,100.00. Mary seconded. All were in favor.

Quote to remove the old bushes on the rear of the cabana building and replace with sod is in your packet. Steve made a motion to approve this work by Paradise for \$350.00. Mary seconded. All were in favor.

The 3 erosion areas along the banks of some of the ponds were addressed before Thanksgiving. We plan on taking the fabric down next week.

OLD BUSINESS:

Covered in Managers report.

NEW BUSINESS:

1. Travel trailer parking request for 16 days. Adel made a motion to deny the request. Mary seconded. All were in favor.

ADJOURNMENT:

Marty motioned to adjourn, seconded by Steve. The meeting adjourned at 7:47 p.m.

The next meeting is scheduled for May 12, 2015.

Respectfully submitted,
Mark Jackson, SCPM

