

Magnolia Lakes Development HOA

Board of Directors Meeting Minutes
Christian Medi-Share on Eau Gallie Blvd.,
Melbourne, Florida 32934
May 12, 2015

CALL TO ORDER:

Charlotte called the meeting to order at 7:03 p.m.

ROLL CALL:

Present: Charlotte Rose, Nick Fiorello, Peter Hartshorne, Mary Zizzo, Adel Mikhail and Marty Cook. Steve Cotellesse and Bill Cook were absent. A quorum was established. Peter posted notice on the bulletin board on May 5, 2015.

APPROVAL OF MEETING MINUTES:

Peter made a motion to accept the BOD Meeting Minutes from April 14, 2015. Seconded by Nick and the motion was approved unanimously.

TREASURER'S REPORT:

Steve provided a Treasurer's report as of 4/30/2015:

Operating Account \$66,432.14

Reserve Account \$14,674.59

Reserve CD at Bank of America \$11,077.12

Reserve MM at BB&T \$28,306.97

Total Funds \$120,490.82

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

ARC: 10 applications were reviewed.

1140 WOC – paint front door & window frame? This was denied awaiting more information.

All 9 of these were approved.

1151 WOC – Ext. paint

1172 WOC – fence

1206 WOC – replace oak tree with palms

1311 Berryhill – Ext. paint

1311 Berryhill – screen enclosure

1117 WOC – revised fence plan

1250 Berryhill – pavers around the perimeter of the house

1301 Berryhill – Ext. paint

1139 WOC – fence and gate

Peter made a motion to accept the ARC recommendations. Marty seconded. All were in favor.

GROUNDS AND LAKES: No report

NEWSLETTER: No report

POOL: Peter will be purchasing the new pool chairs. The damaged skimmer covers will be replaced. The landscape repairs have been completed. The parking lot and sidewalks will be pressure cleaned. He is getting a price to paint the lines on the BB court.

WEBSITE: No report. Nick will do some maintenance on it.

SCPM MANAGERS REPORT:

Since our last meeting:

We did a drive on 4/15 & 4/30/15

Opened 4 new cases.

Closed 12 cases.

Sent 8 second/ third / fourth letters.

There are currently 16 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 & 5/6.

Liens have been filed on 2 properties.

2 others were sent to the attorney last week.

March Financials are in your packets.

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

The fabric was removed last week.

It looks like we got some positive results.

OLD BUSINESS:

1. Travel trailer parking request for 16 days at 1203 WOC – This was denied at the last meeting. After discussion, Peter made a motion to levy a \$50.00 per day fine and send it to the Hearing Committee if they bring the trailer into the Community. Mary seconded. All were in favor.
2. Electrical repairs in the pool area – Gault Electric is scheduled to start the repairs tomorrow.

NEW BUSINESS:

None

ADJOURNMENT:

Nick motioned to adjourn, seconded by Marty. The meeting adjourned at 7:34 p.m.

The next meeting is scheduled for June 9, 2015.

Respectfully submitted,
Mark Jackson, SCPM