

# Magnolia Lakes Development HOA

Board of Directors Meeting Minutes  
Christian Medi-Share on Eau Gallie Blvd.,  
Melbourne, Florida 32934  
June 9, 2015

## **CALL TO ORDER:**

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

## **ROLL CALL:**

Present: Charlotte Rose, Nick Fiorello, Peter Hartshorne, Adel Mikhail Steve Cotellesse. Mary Zizzo, Marty Cook and Bill Cook were absent. A quorum was established. Peter posted notice on the bulletin board on May 30, 2015.

## **APPROVAL OF MEETING MINUTES:**

Nick made a motion to accept the BOD Meeting Minutes from May 12, 2015. Seconded by Peter and the motion was approved unanimously.

## **TREASURER'S REPORT:**

Steve provided a Treasurer's report as of 5/31/2015:

Operating Account \$62,049.45

Reserve Account \$13,724.59

Reserve CD at Bank of America \$11,077.40

Reserve MM at BB&T \$28,308.17

Total Funds \$115,159.61

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

**ARC:** 3 applications were reviewed.

1140 WOC – paint front door & window frame was approved.

1281 WOC – remove two trees and replace with palm trees was approved, provided they submit the type and size of the palm trees.

4609 Radford – remove 2 oak trees was NOT approved until the owner submits the type and size of replacement tree(s).

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

**GROUNDS AND LAKES:** Charlotte reported on the broken irrigation box and someone is turning off the water. After discussion, Steve made a motion to replace the box and install a combination lock for a cost not to exceed \$500.00. Peter seconded. All were in favor.

**NEWSLETTER:** No report

**POOL:** Peter reported that there are now 8 new chaise lounges at the pool. All of the electrical work and replacement lighting has been completed. He is still looking to get a price to paint the lines on the new BB court.

**WEBSITE:** Nick removed the virus code from the site and added some tracking software.

**SCPM MANAGERS REPORT:**

Since our last meeting:

We did a drive on 5/14 & 5/28

Opened 9 new cases.

Closed 7 cases.

Sent 4 second/ third / fourth letters.

There are currently 21 cases open in the Community.

Some of the properties on the list have received multiple letters.

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

After discussion, Peter made a motion levy \$50.00 per day fines on 1233 WOC and 1265 WOC and send them to a Hearing with the Committee. Steve seconded. All were in favor.

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.

5 properties are with the attorney.

April Financials are in your packets.

**OLD BUSINESS:**

1. 1151 WOC – Bank took Title and it has been turned over to the Association attorney for collections.

**NEW BUSINESS:**

1. 1351 Berryhill letter – After discussion, Peter made a motion to have the attorney continue with collections on the account. Nick seconded. All were in favor.

**ADJOURNMENT:**

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

The next meeting is scheduled for July 14, 2015.

Respectfully submitted,  
Mark Jackson, SCPM