

Magnolia Lakes Development HOA

Board of Directors Meeting Minutes
Christian Medi-Share on Eau Gallie Blvd.,
Melbourne, Florida 32934
July 14, 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, Steve Cotellesse, Mary Zizzo, Marty Cook and Bill Cook. Adel Mikhail were absent. A quorum was established. Peter posted notice on the bulletin board on July 10, 2015.

APPROVAL OF MEETING MINUTES:

Peter made a motion to accept the BOD Meeting Minutes from June 9, 2015. Seconded by Marty and the motion was approved unanimously.

TREASURER'S REPORT:

Steve provided a Treasurer's report as of 6/30/2015:

Operating Account \$59,381.63

Reserve Account \$12,019.59

Reserve CD at Bank of America \$11,077.95

Reserve MM at BB&T \$28,309.31

Total Funds \$110,788.48

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

ARC: 11 applications were reviewed and approved:

1331 Berryhill – stain driveway “Bombay” color (with conditions)

1194 WOC – fence (with conditions of the CC&R's)

1136 WOC – Landscaping

1200 WOC – install picture window

1177 WOC – ext. paint

1278 WOC – re-stain walkway same color

1173 WOC – remove and replace trees

1127 WOC – install solar tube

1127 WOC – new metal roof

1127 WOC – new entry door

1127 WOC – ext. paint

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

GROUNDS AND LAKES: Charlotte presented a proposal from Paradise Lawns for new permanent plantings at the front entrance for \$2,515.00. After discussion, this was tabled.

Amending the motion / amount of the irrigation box replacement – Steve made a motion to amend the motion from last month from \$500.00 for the box to \$817.50. Mary seconded. All were in favor.

NEWSLETTER: The next edition will be at the end of August.

POOL: Peter reported that he has done some minor repairs in the pool area and replaced the BB hoop nets.

WEBSITE: Nick updated the site today. New software is running fine.

SCPM MANAGERS REPORT:

Since our last meeting:

We did a drive on 6/10, 6/25 & 7/9.

Opened 30 new cases. (Most of them driveways, sidewalks etc.)

Closed 13 cases.

Sent 23 second/ third / fourth letters.

There are currently 21 cases open in the Community.

No Hearing yet for 1223 or 1265 WOC.

1113 WOC driveway was being professionally scrubbed last Wednesday.

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

Peter made a motion to levy a \$50.00 per day fine on 1249 WOC and send them to the Hearing with the Committee. Mary 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, 5/8 & 6/3.

5 properties are with the attorney.

May Financials are in your packets.

OLD BUSINESS:

1. Driveway stain – Owner complied. No action taken

NEW BUSINESS:

1. Upcoming Events / Dates – Charlotte proposed October 17th and December 5th as the days for the Community events this year. After discussion, Peter made a motion to move forward with the plans for the events. Mary seconded. All were in favor.
2. Annual Meeting / Election is October 13, 2015. The First Notice will be mailed to the owners the second week of August.
3. Use of retention pond water for irrigation of lawns – Steve reported that he has been doing research on the option for owners to use the retention pond water to replace their wells if / when they fail. After discussion, this was tabled.

ADJOURNMENT:

Peter motioned to adjourn, seconded by Nick. The meeting adjourned at 8:24 p.m.

The next meeting is scheduled for September 8, 2015. (No August Meeting)

Respectfully submitted,
Mark Jackson, SCPM

