

Magnolia Lakes Development HOA

Board of Directors Meeting Minutes
Christian Medi-Share on Eau Gallie Blvd.,
Melbourne, Florida 32934
September 8, 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 and Mary Zizzo. Marty Cook, Bill Cook and Adel Mikhail were absent. A quorum was established. Peter posted notice on the bulletin board on August 31, 2015.

APPROVAL OF MEETING MINUTES:

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

TREASURER'S REPORT:

Steve provided a Treasurer's report as of 8/31/2015:
Operating Account \$52,285.64
Reserve Account \$11,402.09
Reserve CD at Bank of America \$11,078.23
Reserve MM at BB&T \$27,848.72
Total Funds \$102,614.68

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

ARC: 2 applications were reviewed and approved:

1282 WOC – storm door

1136 WOC – fence

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

GROUNDS AND LAKES: No report. See Old business.

NEWSLETTER: The last edition was distributed on August 29th.

POOL: Peter reported that they are still treating the black algae in the pool. There have been some instances of unsupervised minors in the pool area. If you see that happening, please ask them to leave.

WEBSITE: Nick updated the site today.

SCPM MANAGERS REPORT:

Since our last meeting:

We did a drive on 7/23, 8/18 & 9/3.

Opened 25 new cases. (Most of them driveways, sidewalks etc.)

Closed 32 cases.

Sent 38 second/ third / fourth letters.
There are currently 23 cases open in the Community.

Hearing Notices were mailed to yet for 1223 and 1249 WOC.
1265 WOC repaired the fence / gate.
1169 WOC appears to be vacant and have ignored 6 letters.
1204, 1236 & 1238 have ignored multiple letters.
A copy of the last drive report is in your packets.

Nick made a motion that after 3 letters it be brought to the attention of the Board for action.
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 & 7/6.
2 properties are with the attorney.
We collected payment in full on 1151 WOC.

July Financials are in your packets.

OLD BUSINESS:

1. Landscaping bid for plants at the entrance – After discussion, Mary made a motion to accept the revised bid from Paradise for a cost not to exceed \$2,500.00. Nick seconded. All were in favor. Charlotte will get the revised bid and compare the work and prices.
2. Pressure wash entrance sidewalks / clean and repaint the signs. The Board reviewed 2 bids. After discussion, Mary made a motion to accept the bids from Pro Line to do both jobs for \$1,160.00. Peter seconded. All were in favor.

NEW BUSINESS:

1. Upcoming Events / Dates – October 17th and December 5th are the days for the Community events this year.
2. Annual Meeting / Election October 13, 2015. The Second Notice with Ballots will be mailed to the owners next week. As of today there are 6 volunteers.
3. Budget Meeting Notice mailing coming up. Budget meeting is on November 10, 2015.
4. 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 until the next meeting.

ADJOURNMENT:

Peter motioned to adjourn, seconded by Steve. The meeting adjourned at 8:20 p.m.
The next meeting is scheduled for October 13, 2015.

Respectfully submitted,
Mark Jackson, SCPM