

# Magnolia Lakes Development HOA

Board of Directors Meeting Minutes  
Christian Medi-Share on Eau Gallie Blvd.,  
Melbourne, Florida 32934  
October 13, 2015

## **CALL TO ORDER:**

Charlotte Rose called the meeting to order at 7:25 p.m.

## **ROLL CALL:**

Present: Charlotte Rose, Nick Fiorello, Peter Hartshorne, Steve Cotellesse, Mary Zizzo, Marty Cook, Mike Bonner and Bruce Porambo. Adel Mikhail was absent. A quorum was established.

Peter posted notice on the bulletin board on October 5, 2015.

## **APPROVAL OF MEETING MINUTES:**

Peter made a motion to accept the BOD Meeting Minutes from September 8, 2015. Seconded by Mary and the motion was approved unanimously.

## **TREASURER'S REPORT:**

Steve provided a Treasurer's report as of 9/30/2015:

Operating Account \$51,054.86

Reserve Account \$11,602.09

Reserve CD at Bank of America \$11,078.79

Reserve MM at BB&T \$26,551.34

Total Funds \$100,287.08

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

**ARC:** 4 applications were reviewed.

1117 WOC – ext. paint. NOT approved. House body color too bright.

1150 WOC – ext. paint. NOT approved. House body color too bright.

1208 WOC – New windows. Approved.

1233 WOC – replace a tree in front yard. Approved.

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

**GROUNDS AND LAKES:** Charlotte reported that the landscaping, sidewalk cleaning and the repainting of the signs has been completed. Waiting on some additional mulch from Paradise.

**NEWSLETTER:** The next edition will be in December.

**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 drives on 9/16 & 10/1  
Opened 16 new cases. (Most of them driveways, sidewalks etc.)  
Closed 17 cases.  
Sent 19 second/ third / fourth letters.  
There are currently 31 cases open in the Community.

Hearing Notices were mailed to 1223 and 1249 WOC.  
1223 WOC complied.  
1249 WOC did not attend the Hearing and the fines have started.  
1370 Berryhill, 1144 WOC, 1229 WOC have all received 4 letters  
1236 WOC has ignored multiple letters.

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, 5/8, 6/3 & 7/6.  
1 property is with the attorney.  
We collected payment in full on 4607 Radford.

August Financials are in your packets.

**OLD BUSINESS:**

1. Upcoming Events / Dates – October 17<sup>th</sup> and December 5<sup>th</sup> are the days for the Community events this year.
2. Hearing Committee Results – See Managers report.

**NEW BUSINESS:**

1. Budget meeting is on November 10, 2015.

**ADJOURNMENT:**

Peter motioned to adjourn, seconded by Mike. The meeting adjourned at 8:05 p.m.  
The next meeting is scheduled for November 10, 2015.

Respectfully submitted,  
Mark Jackson, SCPM