

# Magnolia Lakes Development HOA

Board of Directors Meeting Minutes  
Christian Medi-Share on Eau Gallie Blvd.,  
Melbourne, Florida 32934  
January 12, 2016

## **CALL TO ORDER:**

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

## **ROLL CALL:**

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

Peter posted notice on the bulletin board on January 2, 2016 and also on the website.

## **APPROVAL OF MEETING MINUTES:**

Marty made a motion to accept the BOD Meeting Minutes from November 10, 2015. Seconded by Steve and the motion was approved unanimously.

## **TREASURER'S REPORT:**

Steve provided a Treasurer's report as of 12/31/2015:

Operating Account \$62,893.77

Reserve Account \$10,857.14

Reserve CD at Bank of America \$11,079.63

Reserve MM at BB&T \$25,256.05

Total Funds \$110,086.59

He also tracked and provided some information on the end of year funds over the last 4 years

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

**ARC:** 8 applications were reviewed. 5 of them were Approved.

4601 Radford – new roof. Approved

4663 Blackmore – ext. paint. Approved.

1278 WOC – ext. paint. Approved.

1185 WOC – fence – Approved.

1173 WOC – 3 replacement palms. Approved.

1277 WOC – ext. paint. NOT approved until the Committee can determine which color is the body color and which color is the trim color. They were not labeled.

1117 WOC – ext. paint. NOT approved until the new proposed color swatches can be viewed by the Committee.

1153 WOC – remove tree. NOT approved until the owner submits an ARC for the type and location of the replacement tree.

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

**GROUNDS AND LAKES:** New plants have been added to the front landscape beds.

**NEWSLETTER:** No report.

**POOL:** No report.

**WEBSITE:** Nick updated the site yesterday, including the new ARC application.

**SCPM MANAGERS REPORT:**

Since our last meeting:

We did drives on 11/12, 12/10 & Jan 4th.

Opened 3 new cases.

Closed 25 cases.

Sent 27 second/ third / fourth letters.

There are currently 16 cases open in the Community.

1249 WOC has removed the window a/c but is still not in compliance with the rust stains.

An invoice showing the fines has been mailed to the owners.

6 owners have all received multiple letters.

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

The Board reviewed the violations report and took the following action:

Bruce made a motion to levy a \$100.00 per day fine on 1179 WOC and send them to the Hearing with the Committee. Nick seconded. All were in favor.

Nick made a motion to levy a \$100.00 per day fine on 1191 WOC and send them to the Hearing with the Committee. Bruce seconded. All were in favor.

Steve made a motion to levy a \$25.00 per day fine on 1192 WOC and send them to the Hearing with the Committee. Mary seconded. All were in favor.

Mary made a motion to levy a \$50.00 per day fine on 1100 WOC and send them to the Hearing with the Committee. Bruce seconded. All were in favor.

Collections:

2016 Annual Dues Notices were sent to all owners on 11/18/2015.

As of Thursday 136 of the owners have paid.

2 properties are with the attorney.

Financials are in your packets.

**OLD BUSINESS:**

1. Irrigation from retention ponds –This was tabled until the next meeting.

**NEW BUSINESS:**

1. Owner written requests to waive late fees –  
Steve made a motion to waive the late fees for 1276 WOC. Mary seconded. All were in favor.  
Bruce made a motion to waive the late fees for 1300 Berryhill, one time only. Mary

seconded. All were in favor.

2. Garage Sale – Scheduled for March 12<sup>th</sup> with a rain date of March 19<sup>th</sup>.

**ADJOURNMENT:**

Steve motioned to adjourn, seconded by Marty. The meeting adjourned at 8:19 p.m.  
The next meeting is scheduled for February 9, 2016.

Respectfully submitted,  
Mark Jackson, SCPM

