

# Magnolia Lakes Development HOA

Board of Directors Meeting Minutes  
Christian Medi-Share on Eau Gallie Blvd.,  
Melbourne, Florida 32934  
April 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, Bruce Porambo, Peter Hartshorne and Mike Bonner. A quorum was established.

Peter posted notice on the Bulletin Board on April 5, 2016 and it was also on the website.

## **APPROVAL OF MEETING MINUTES:**

Peter made a motion to accept the BOD Meeting Minutes from February 9, 2016. Seconded by Marty and the motion was approved unanimously.

## **TREASURER'S REPORT:**

Steve provided a Treasurer's report as of 3/31/2016:

Operating Account \$77,430.69

Reserve Account \$21,808.14

Reserve MM at BB&T \$25,259.19

Total Funds \$124,498.20

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

Steve reported that he has been gathering some information from BB&T about opening new bank accounts. After discussion, Steve made a motion to begin the process of moving the Magnolia Lakes bank accounts from BoA to BB&T. Mike seconded. All were in favor.

**ARC:** 20 applications were reviewed. 17 of them were Approved.

1277 WOC paint colors were NOT APPROVED

4663 Blackmore adding crotons instead of a tree in the front yard were NOT APPROVED.

1165 WOC – remove oak tree in back yard

1131 WOC – re-stain driveway Bombay color

1181 WOC – replacing old pavers with new pavers

1181 WOC – replace sod and mulch

1181 WOC – removed diseased grapefruit tree and transplanted other trees to the area

1225 WOC – removed dying Magnolia tree

1171 WOC – ext. paint

1117 WOC – new fence and gates

1209 WOC – ext. paint

1350 Berryhill – remove oak tree in back yard

4671 Blackmore – ext. paint

4653 Blackmore – stain driveway – Bombay color only

4658 Blackmore – remove large tree in front yard and replace with smaller tree

4608 Radford – ext. paint  
4610 Radford – remove Oak and replace with Robellini  
4610 Radford – replace front door

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

4610 Radford – Exterior paint colors were not approved by the ARC. The Board reviewed the colors and inspected the Community. After discussion, Bruce made a motion to approve the colors. Mike seconded. Charlotte, Steve, Mary, Marty, Bruce, Peter and Mike voted yea. Nick and Adel voted nay. Motion carried.

Carolyn Shoup resigned from the ARC.

**GROUNDS AND LAKES:** Charlotte is working with Paradise on replacing some dead plants at the entrance.

**NEWSLETTER:** No report.

**POOL:** Peter reported that a new pool grate has been installed to bring us to code. The pool gate lock has been repaired. He has 10 pool keys. He will be buying replacement pool chairs / chaises. The cost should be less than \$250.00. We have a very tiny leak in the fresh water line to the cabana. We are monitoring it.

**WEBSITE:** Nick will be doing updates this week.

**SCPM MANAGERS REPORT:**

Since our last meeting:  
We did a drive on 2/18, 3/3, 3/17 & 3/31  
Opened 22 new cases.  
Closed 26 cases.  
Sent 35 second/ third / fourth letters.  
There are currently 20 cases open in the Community.

1249 WOC has been sold. We were paid in full for the \$2,000.00 in fines.

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

**Collections:**

2016 Annual Dues Notices were sent to all owners on 11/18/2015.  
Late Notices were mailed to owners on 2/4, 3/5 & 4/5  
1151 WOC is with the attorney.  
1351 WOC sold at auction and the Attorney said that the Association will be paid in full for all dues and attorney fees. After that the bidder did not pay in full so it is not a closed case.

After review and discussion, Nick made a motion to send the 10 owners that have still not paid the 2016 Annual dues to the Attorney for collection. Steve seconded. All were in favor.

Financials are in your packets.

**OLD BUSINESS:**

1. Irrigation from retention ponds –Steve reported that he did some follow-up and research with Real Estate law. Steve then made a motion for the Association to Not allow owners to pump water for irrigation from the retention ponds. Peter seconded. All were in favor.
2. Appeals Committee Results – After discussion, Steve made a motion to turn over all of the presented information and new information that Bruce has collected from multiple owners on the street regarding 1179 WOC to the Association attorney for review and direction. Peter seconded. All were in favor.

**NEW BUSINESS:**

1. Paradise Lawns increase request – After discussion, the Board requested that a representative from the company be invited to attend the next meeting.

**ADJOURNMENT:**

Peter motioned to adjourn, seconded by Mary. The meeting adjourned at 8:37 p.m.

The next meeting is scheduled for May 10, 2016.

Respectfully submitted,  
Mark Jackson, SCPM