

Magnolia Lakes Development HOA

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

June 14, 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, Marty Cook, Bruce Porambo, Mike Bonner and Mary Zizzo. Adel Mikhail was absent A quorum was established.

Charlotte posted notice on the Bulletin Board on June 6, 2016 and it was also on the website.

Vice President – Steve made a motion to appoint Mike Bonner to the vacant Vice President position. Marty seconded. All were in favor.

APPROVAL OF MEETING MINUTES:

Mike made a motion to accept the BOD Meeting Minutes from May 10, 2016 with the clarification of the only item in Old Business. Seconded by Bruce and the motion was approved unanimously.

TREASURER'S REPORT:

Steve provided a Treasurer's report as of 5/31/2016:

Operating Account \$66,573.58

Reserve Account \$22,208.32

Reserve MM at BB&T \$25,264.26

Total Funds \$114, 078.66

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

ARC: 5 applications were reviewed and all were Approved.

1350 Berryhill – patio extension

1107 WOC - remove oak tree

1107 WOC – ext. paint

1260 WOC – solar tube added

4668 Blackmore – ext. paint

Steve made a motion to accept the above ARC recommendations.

Mike seconded. All were in favor.

GROUNDS AND LAKES: Charlotte reported on the light pole that was vandalized and is ordering a replacement.

Charlotte and Mark are meeting with Christy from Paradise Lawns on-site tomorrow.

NEWSLETTER: No report.

POOL: Charlotte made a motion to appoint Mary Zizzo to be the pool liason. Bruce seconded. All were in favor.

Mary is buying some new pool chairs while they are on sale.

WEBSITE: Nick updated the site today.

SCPM MANAGERS REPORT:

Since our last meeting:

We did drives on 5/26 & 6/9.

Opened 18 new cases.

Closed 6 cases.

Sent 16 second/ third / fourth letters.

There are currently 24 cases open in the Community.

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 & 6/2.

1351 WOC sold at auction and the Attorney is working on collecting payment for the Association.

After discussion, Bruce made a motion to proceed with the Attorney recommendation and accept the \$7,000.00 from the investor for the assignment of the bid. Steve seconded. All were in a favor.

1151 WOC is with the attorney. No money was collected at the sale for the Association. The attorney us working on it.

4600 Radford just went into Mortgage foreclosure last week

4 owners were sent to the Attorney for collections.

One of them have already paid.

Financials are in your packets.

OLD BUSINESS:

1. Repairs to 4 areas of the banks of the ponds – Steve made a motion to accept the bid from Brian McWilliams for \$1,500.00. Mary seconded. All were in favor.
2. Paradise Lawns follow-up – The action items from the last meeting will be reviewed at the meeting with them on-site tomorrow.

NEW BUSINESS:

1. Driveway coatings – Tabled.
2. Long term plan for lake erosion – Steve is looking at doing a 10 year plan to address the approximately 80 lots on the ponds. Maybe doing about 10 per year.

ADJOURNMENT:

Steve motioned to adjourn, seconded by Mary. The meeting adjourned at 8:20 p.m.

The next meeting is scheduled for July 12, 2016.
Respectfully submitted,
Mark Jackson, SCPM