

Magnolia Lakes Development HOA

Board of Directors Meeting Minutes
Christian Medi-Share on Eau Gallie Blvd.,
Melbourne, Florida 32934
July 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, Marty Cook, Bruce Porambo and Mary Zizzo. Adel Mikhail and Mike Bonner were absent A quorum was established.

Charlotte posted notice on the Bulletin Board on July 5, 2016 and it was also on the website.

APPROVAL OF MEETING MINUTES:

Steve made a motion to accept the BOD Meeting Minutes from June 14, 2016. Seconded by Mary and the motion was approved unanimously.

TREASURER'S REPORT:

Steve provided a Treasurer's report as of 6/30/2016:

Operating Account BB&T \$40,090.44

Reserve Account BB&T \$25,267.37

Operating Account BoA \$24139.16

Reserve Account BoA \$22,408.32

Total Funds \$111, 905.29

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

ARC: 4 applications were reviewed. 3 were approved. 1 was denied.

1140 ext. paint – Approved

1105 WOC – to remove oak trees – Approved

4608 Radford – to remove oak trees – Approved

1176 WOC – ext. paint – Denied (swatch colors on the house do not match the colors submitted)

Nick made a motion to accept the above ARC recommendations.

Steve seconded. All were in favor.

GROUNDS AND LAKES: Charlotte reported that all three lights posts have been replaced. City Code Enforcement has been called about the fence owned by Squid Lips.

NEWSLETTER: The last edition was distributed at the end of June.

POOL:

Mary purchased 12 new pool chairs and did some cleaning of the fence.

WEBSITE: Nick updated the site today. Also, there is a new form added to allow owners to

submit information for the Newsletter.

SCPM MANAGERS REPORT:

Since our last meeting:

We did a drive on 6/23 & 7/7

Opened 19 new cases.

Closed 17 cases.

Sent 22 second/ third / fourth letters.

There are currently 31 cases open in the Community.

The letters have all been written for an Appeals Hearing but no date has been set.

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 & 7/6.

1351 WOC sold at auction and the Attorney has received the payment to the Association.

1151 WOC is with the attorney. No money was collected at the sale for the Association.

4600 Radford just went into Mortgage foreclosure.

4 owners were sent to the Attorney for collections.

One of them paid.

One is making 2 payments to pay it off.

Financials are in your packets.

The plumber fixed the backflow drain leak by the pool. It was under the slab.

OLD BUSINESS:

1. Repairs to 4 areas of the banks of the ponds – The initial installation of the barriers and sod have been completed. Additional soil is being added to all 4 areas this week.
2. Paradise Lawns – After discussion, Steve made a motion to gets bids for a new Landscape Contract. Mary seconded. All were in favor.

NEW BUSINESS:

1. Long term plan for lake erosion – Steve is looking at doing a 10 year plan to address the approximately 80 lots on the ponds. The expected cost would be about \$36,000.00. Maybe doing about 10 per year. No action taken at this time.

ADJOURNMENT:

Marty motioned to adjourn, seconded by Mary. The meeting adjourned at 7:55 p.m.

The next meeting is scheduled for September 13, 2016. (No August Meeting)
Respectfully submitted,

Mark Jackson, SCPM