

Magnolia Lakes Development HOA

Board of Directors Meeting Minutes
Christian Medi-Share on Eau Gallie Blvd.,
Melbourne, Florida 32934
September 13, 2016

CALL TO ORDER:

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

ROLL CALL:

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

Charlotte posted notice on the Bulletin Board on September 7, 2016 and it was also on the website.

APPROVAL OF MEETING MINUTES:

Nick made a motion to accept the BOD Meeting Minutes from July 12, 2016. Seconded by Steve and the motion was approved unanimously.

TREASURER'S REPORT:

Steve provided a Treasurer's report as of 8/31/2016:

Operating Account BB&T \$38,720.62

Reserve Account BB&T \$23,156.64

Operating Account BoA \$24,139.16

Reserve Account BoA \$22,408.32

Total Funds \$108,424.74

Steve is working on the 2017 proposed budget and he reviewed some of the major line items and anticipated projects for 2017.

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

ARC: 9 applications were reviewed. 6 were approved. 3 were denied.

1225 WOC – New door – Approved

4663 WOC – solar panels – Approved

4600 Radford – fence – Approved

1153 WOC – plant a replacement tree - Approved

1127 WOC – pavers along the driveway – Approved

1131 WOC – remove and replace dead palms - Approved

1206 WOC – pint driveway – Denied. It must be stained 'Bombay' color only

1177 WOC – ext. paint – Denied (swatch colors on the house do not match the colors submitted)

4600 Radford ext. paint – Denied (no swatch colors on the house)

Steve made a motion to accept the above ARC recommendations.

Nick seconded. All were in favor.

GROUNDS AND LAKES: Mary reported on the midgies and is looking for solutions.

NEWSLETTER: The next edition will be distributed the week of October 1st.

POOL:

We are working on getting additional bids for resurfacing the pool in January or February.

The cost is expected to be between \$12K - \$15K.

All of the plumbing repairs have been completed at the cabana.

Camera system for Asset Surveillance – Working on getting bids.

Pool fence – Tabled for now.

Salt water system for the pool will be discussed after the resurfacing.

WEBSITE: Nick is updating the sign-in page.

SCPM MANAGERS REPORT:

Since our last meeting:

We did a drive on 7/21, 8/4 and 8/18.

Opened 22 new cases.

Closed 36 cases.

Sent 30 second/ third / fourth letters.

There are currently 26 cases open in the Community.

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

Mike made a motion to levy a \$50.00 per day fine on 1100 WOC and send it to the Hearing Committee. Steve seconded. All were in favor.

Bruce made a motion to levy a \$50.00 per day fine on 1180 WOC and send it to the Hearing Committee. Steve seconded. All were in favor.

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 & 8/9.

4600 Radford just went into Mortgage foreclosure.

We collected payment in full for 1351 Berryhill and 1151 WOC (over \$6, 000.00 total)

4 owners were sent to the Attorney for collections.

All of them paid.

We are awaiting the final disbursement check for 1115 WOC from the Attorney.

That leaves 4607 Radford. We have sent them 14-day demand letters.

BCPA shows their tax bill going to Miami and that is where were sending our notices.

After discussion, Nick made a motion to send this account to collection with the attorney. Steve seconded. All were in favor.

Financials are in your packets.

I have multiple landscape contract bids ranging from: \$755.00 to \$865.00 per month.

I have one pool renovation proposal and will get some additional ones for review.

OLD BUSINESS:

1. Repairs to 4 areas of the banks of the ponds – A couple of repairs are being washed out. We will put this on hold and look at alternatives.
2. Landscape Contract / bids – After review and discussion, Mike made a motion to terminate Paradise Lawns and hire Ground Professionals for a contract price not to exceed \$775.00 per month. Steve seconded. All were in favor.

NEW BUSINESS:

1. Annual Meeting October 11th. Budget Meeting November 15th.

ADJOURNMENT:

Mary motioned to adjourn, seconded by Mike. The meeting adjourned at 9:01 p.m.

The next meeting is scheduled for October 11, 2016. (No August Meeting)

Respectfully submitted,
Mark Jackson, SCPM