

Magnolia Lakes Development HOA

Board of Directors Meeting Minutes
Christian Medi-Share on Eau Gallie Blvd.,
Melbourne, Florida 32934
October 11, 2016

CALL TO ORDER:

Charlotte Rose called the meeting to order at 8:09 p.m.

ROLL CALL:

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

Charlotte posted notice on the Bulletin Board on October 2, 2016 and it was also on the website.

APPROVAL OF MEETING MINUTES:

Nick made a motion to accept the BOD Meeting Minutes from October 2, 2016. Seconded by Mary and the motion was approved unanimously.

TREASURER'S REPORT:

Steve provided a Treasurer's report as of 9/30/2016:
Operating Account BB&T \$60,628.92
Reserve Account BB&T \$45,201.96
Total Funds \$105,830.88

All of the BoA accounts have been closed and the funds have been moved to BB&T.

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

ARC: 5 applications were reviewed. All were approved.

1173 WOC – ext. paint
1176 WOC – PVC fence
1176 WOC – ext. paint
1129 WOC – remove tree
1212 WOC - remove and replace driveway and sidewalks

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

GROUNDS AND LAKES: Dye needs to be added to the ponds.
Some of the office park fence is down.
Landscaping and fire ants need work at the front of the Community.
The new landscape company starts November 1st.

NEWSLETTER: The fall edition was distributed.

POOL: No report.

Camera system for Asset Surveillance – There was a presentation by Protection 1 with some pricing before the meeting. They were asked to come back with more options.

Pool fence – Getting bids.

Pool resurfacing bids – Three vendors have done inspections. We have one bid and are awaiting the others.

WEBSITE: The contract has been renewed for 3 years.

SCPM MANAGERS REPORT:

Since our last meeting:

We did a drive on 9/15 & 9/29

Opened 14 new cases.

Closed 15 cases.

Sent 27 second/ third / fourth letters.

There are currently 38 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, 7/6, 8/9 & 9/7.

4600 Radford just went into Mortgage foreclosure.

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

1 owner was sent to the Attorney for collections last month.

All others are paid. A/R is \$352.79.

Financials are in your packets.

OLD BUSINESS:

1. Appeals Hearing – Tabled.

NEW BUSINESS:

1. Budget Meeting 11/15/2016. Notice will be mailed to all owners.

ADJOURNMENT:

Nick motioned to adjourn, seconded by Mary. The meeting adjourned at 8:40 p.m.

The next meeting is scheduled for November 15, 2016.

Respectfully submitted,

Mark Jackson, SCPM