

Magnolia Lakes H.O.A.
Board of Directors Meeting
June 5, 2003



Pursuant to Law and the By-Laws, the meeting of the Board of Directors was held on June 5, 2003 at 6:30 PM at the Eau Gallie First Baptist Church at 1501 E. Eau Gallie Blvd.

Officers Present:

President: Ralph Nygard
Vice President: Peter Hartshorne
Secretary: Michelle Sharpe
Treasurer: Mike Baumann
Director: Richie Engel
Director: Richard LeClerc
Director: Steve Barth

Not Present: Billie LeClair

The President called the meeting to order, determined that a quorum was present and that business could be conducted.

A motion was made and seconded to accept the May minutes as read.

A motion was made and seconded to accept the Treasurer's report. A copy of the report is attached for the community. All Balance sheets from January 2003 to May 2003 were complete and copies are available. There are approximately 30 unpaid assessments and second notices will be going out to those homeowners before late charges are assessed.

Guest Speaker:

Tom Franco volunteer speaker for the Melbourne Police Department came to enlighten us on the reasons a neighborhood watch program can be beneficial to Magnolia Lakes. A committee was approved to assist with getting a watch program organized for our community. Committee members are Erica Boggs, Tom Giordano, Michelle Sharpe and Dennis Peer. Anyone wishing to volunteer to be a block captain please let one of the members know.

Old Business:

1) Update on Traffic Calming:

We are in contact with Rory Dittmer who is in charge of the traffic calming for the City of Melbourne. There is a 60 day backlog so we are in the system and in a holding pattern until further notice. We were referred to John Porter in regards to the street signs and contact was made. **Update:** John Porter called on 6/6 to inform us that we will be getting street signs. Speed limit signs on Trent House Dr, and east and west of Trent House on White Oak Circle, a No Outlet sign as well as a Keep Right sign by the South island.

2) Report on Commons Areas Maintenance:

A bid was received by Emerald Lawn and Landscaping to redo the North and South Islands landscape and mulch. A motion was made and seconded to continue getting three bids for this project and to accept the lower bid not to exceed \$2770.00 without sacrificing quality; a quorum vote of five (5) board members will be needed to begin this project. Peter Hartshorne is in charge of this project and will notify the board of his decision prior to any work commencing.

It was noted that many of the sprinkler zone was not working correctly in the front entrance areas. Emerald Lawn and Landscape is under contract with Magnolia Lakes to check the sprinklers on a periodic basis A motion was moved and seconded to put an addendum on Emerald's contract for lawn service to include sprinkler repair at a charge of 30.00 per month plus the cost of the sprinkler components to keep the sprinkler system in good working condition. A bid was received by BLB Sprinklers Systems to repair and monitor the common area sprinkler

systems for \$89.00 a month.

Old Business Continued:

3) Report on Pool Maintenance and Pump Repair:

Several zones were shut off around the pool area. The sprinkler pump was rusted apart and was replaced. The sprinkler system is in need of repair and adjustment in the front entrance area of our development. A motion was made and seconded to contract with Emerald Lawn and Landscape at a cost of \$30.00 per month plus the cost of parts to maintain and repair the needed sprinkler heads/system.

4) Follow up on mowing 3rd lake:

Emerald Lawn and Landscape mowed the 3rd lake area for 100.00 and will continue to maintain that area at no extra charge to the community.

5) Architectural Review Committee Report:

A house by house review was completed by the ARC team. A list of violations by house number is attached for review. It is recommended by the ARC team to change the covenant language to reflect the changes of the homes without jeopardizing aesthetics of the neighborhood. A motion was made and seconded to commission three people to rewrite the Declaration of Covenants to be presented at the annual meeting. Richard LeClerc, Mike Baumann and Peter Hartshorne will be working on this project.

6) Follow up with letter to homeowners encroaching on Cypress Bend's property:

To date the letters have not been sent out. Code Enforcement was to notify homeowners per Cypress Bends request. Letters will be forthcoming by Michelle Sharpe to Magnolia Lakes homeowners regarding this matter.

7) Street Lighting:

The development has some dark areas that are in need of streetlights. A resident who is willing to have the light placed near their property must sign a 5 year agreement with the City allowing the Development to put the lights on their property. The lights will be maintained by the HOA. Any homeowners willing to brighten the neighborhood should contact Peter Hartshorne.

8) Sprinkler Contract Bids:

See above section three.

9) Website:

A change in webmasters was completed. We were not able at this time to purchase the domain name magnolialakes.org so a motion was made and seconded to purchase magnolialakes.net to continue providing communication through email and our web site.

10) Insurance Followup:

Ralph Nygard will continue to look into our insurance policies to see if we might be able to save any funds and that we have adequate coverage for the community.

11) Entrance Ownership:

The North and South Islands on Trent House drive belong to Magnolia Lakes. A motion was made and seconded to write a letter to the Mayor of Melbourne in regards to the new professional building going up and having access to our main drive. The board feels this is going to create a traffic hazard with cars turning left out of the professional development into oncoming traffic coming into the development. Ralph Nygard will be writing this letter and any homeowner wishing to do the same may get a copy for their perusal.

Old Business Continued:

12) Pool Keys:

In order to maintain control over the disbursement of pool keys any house that has more than two keys will be inactivated. If a homeowner's key inadvertently gets inactivated please contact Michelle Sharpe to have it reinstated. All homeowners are entitled to one free key per household. Second keys can be purchased at a cost of \$10.00. No house should have more than two keys. A motion was made and seconded that any homeowner purchasing a second key upon moving from the community will have their money reimbursed upon return of their key.

New Business:

1) Architectural Review Applications to be approved:

A motion was made and seconded to replace Ralph Nygard with Tom Giordano on the ARC committee.

The following applications have been approved by the committee:

Pool plan for 1132 White Oak Circle, Painting of house for 4671 Blackmore Ct, and a fence plan for 1149 White Oak Circle.

2) Bids for landscaping front entrance:

See Item #2 under old business

3) Common area maintenance:

Behind lots 207,208,209, there is no sod in some areas and other areas need to be mowed and maintained. A motion was made and seconded to check on this property to make sure it's not listed as lake front property which would make the homeowners responsible for maintenance.

4) Problem with Fishing around the lakes:

Around the lakes is a common area that entitles all residents of Magnolia Lakes to have access to fish, etc... There have been several incidences in regards to fishing and encroaching on residents properties which are not common area. A motion was made and seconded to issue resident permits with courtesy rules to be worn when accessing the common area around the lakes. This is so residents can identify other residents and to help keep out any unwanted intruders. We do encourage residents to use common courtesy when behind other residences. Residences should be able to enjoy both their privacy behind their houses as well as enjoyment of the lakes. Please do not leave litter on the lake area.



5) Assignment of additional Board Member to Inspect bathrooms:

A motion was made and seconded to assign resident Tom Giordano to monitor the bathroom and pool area cleanliness.

6) Nominating Committee:

A motion was made and seconded to accept Cynthia LeClerc (752-7776), Ericka Boggs (253-3718) and Alice Giordano (751-1529) as the nominating committee for the 2004 Board Year. Anyone wishing to submit their name for consideration can contact any of the above mentioned residents.

7) Board of Appeals:

An Appeals Board or involuntary arbitration board needs to be established within the community. This board needs to be in place in case there is a dispute with a homeowners review application. No board members, their spouses or ARC committee members can be on this board. Any homeowners wishing to volunteer please contact Ralph Nygard.

New Business Cont:

8) Change in janitorial contract:

A motion was made and seconded to change the janitorial contract from cleaning on Monday and Thursday to Tuesday and Friday due to trash pick up days and pool cleaning days. Also to be added is that on Mondays the bathrooms need to be checked for supplies.

A motion was made and seconded that being no further business to adjourn the meeting.

The next meeting will be held on July 3rd, 2003 at the Eau Gallie Baptist Church.

Respectfully submitted:

June 6, 2003

Michelle Sharpe, Secretary

Ralph Nygard, President