

Magnolia Lakes Development HOA

Board of Directors Meeting Minutes

Emmanuel United Methodist Church - 2800 W. Eau Gallie Blvd., Melbourne, Fl.
32935

February 13, 2007

CALL TO ORDER: Charlotte Rose, President, called the meeting to order at 7:00 p.m.

ROLL CALL: Present: President Charlotte Rose, Vice-president Richard Boudreaux, Treasurer Steve Cotellesse, Director Bruce Woerner, Director Bill Cook, and Director Nicholas Fiorello. Absent Steve Barth and Melissa Reeder. Also present Mark Jackson, from SCPM. President Rose stated that the quorum was established and that the sign was posted on February 3, 2007.

APPROVAL OF MEETING MINUTES: Bruce made a motion to accept the minutes of the January 9, 2007 Board meeting - seconded by Richard, and motion was approved unanimously. Bill motioned to approve the minutes from February 2, 2007 Special Board meeting with the correction noting that the motion made at that meeting was in fact was seconded by Richard. Discussion followed and Richard then seconded the motion to approve and it was approved unanimously.

TREASURER'S REPORT: Steve Cotellesse read the attached report. Bruce made a motion to accept the Treasurer's Report, seconded by Bill, and motion was approved unanimously.

COMMITTEE AND OFFICER REPORTS:

ARC: Eight ARC applications were reviewed and all were approved:

1291 Berryhill Drive - landscaping

1191 White Oak Circle - house painting

1142 White Oak Circle - landscaping

1206 White Oak Circle – house painting

1127 White Oak Circle - landscaping

1130 White Oak Circle – house painting / landscaping

1190 White Oak Circle – house painting (with options on lighter trim color)

4617 Radford Lane – house painting

Motion to approve made by Bill, seconded by Nicholas, and motion was approved unanimously.

CONSTRUCTION: Richard reported that work on the restaurant has restarted and has an estimated completion date of mid to late summer. Sprinkler lines were damaged when the curb was cut for the additional entrance, and all lines have now been repaired. The State has been cleaning the drainage canal along the north side of the subdivision.

GROUNDS AND LAKES: No report.

POOL: The door recoil bracket on the ladies room door is broken. Richard will look at it before calling in a repair person.

The outside lights appear to have been tampered with. The timer needs to be repaired. We will look into having it changed to a motion sensor light.

NEWSLETTER: Bill requested feedback and input concerning volunteers and relative items because he is ready to start the next issue.

MANAGER'S REPORT: Mark Jackson read the attached Manager's Report.

Covenant Violations Report: Covenant drives were completed on 1/17/07 & 2/5/07 all of the approved letters were mailed. Copies of violation reports have been sent to the Board.

Since the last meeting:

We closed 6 cases

Opened 4 new cases

Sent firm violation letter to 1 owner

One owner (1176 WOC) has responded by mail with an action plan and has made progress.

The next drive is scheduled for the 27th or 28th of this month.

Landscaping:

I met with Paradise Lawn and Landscaping for a proposal for the common area landscaping and forwarded the bid to Richard. Paradise will do the mulching for material cost only (no labor charge) if they get the landscape contract.

I contacted James (current company) about cutting on the other side of lake 1 and asked him again for a bid on mulching the front entrance and removing the dead tree / stump.

I contacted Raintree Pest Control and asked him to treat the common areas for anthills.

The landscape vendor for Mercedes homes cleared the two overgrown areas along the owner's fences on the northeast lake.

Assessments:

We have collected approximately 120 assessment payments.

Deadline on the letter was February 28th.

We need to decide on the format and tone of the collection letters.

NEW BUSINESS:

1. Steve Cotellesse resigned from the BOD as the Treasurer. He will remain as a Director. Nicholas volunteered to temporarily act as the Treasurer. Richard made a motion to nominate Nicholas as Treasurer – seconded by Bill – approved by all.
2. Landscape bid: Richard distributed a comparison sheet on landscape prices / services between Paradise, Aaahsome and Lewis Landscapers. Discussion followed. Mark will send a letter to the current vendor explaining expectations

- and notifying him that the board is studying options over the next 30 to 60 days.
3. Island Lights: Bruce made a motion to investigate lampposts on the islands. Seconded by Steve – passed unanimously. Bill will lead a committee with Charlotte assisting.
 4. Safety issues: Richard presented the board with a list of three safety concerns brought forward from the owner of 1310 Berryhill regarding the front entrance. Some of which included signage for the entry / exit points for the construction. Richard will contact the city and share these concerns.
 5. Steve Barth resigned from the BOD and the ARC. Richard made a motion to add Harold Nelson to the ARC – Steve seconded – approved unanimously.
 6. Clayton & McCulloh / Woodbright: Richard reported that 1167 White Oak Circle is in bankruptcy and did not make payment to the Association. Bill made a motion to authorize Clayton & McCulloh to send a demand letter for payoff to the title company and only proceed further upon the Board authorization. Nicolas seconded – passed unanimously.

OLD BUSINESS:

1. The new Board members are registered with Florida Dept. of State. The check for \$61.25 has been signed.
2. Trees on community Property: Bill reported that trees have been planted on community property between 1129/1131 White Oak Circle. Bill made a motion to draft a letter to 1131 White Oak Circle thanking them for the trees as a donation because they are on community property, but requesting that they do no more planting. Nicholas seconded – there were 4 votes for the motion (Nicholas, Bill, Bruce, Richard) and 2 against (Steve, Charlotte) – motion passed.
3. Sign Replacement: A replacement sign (approx 6 in. x 3 ft). “Deed Restricted” sign will be replaced on the right side of the entrance.

ADJOURNMENT:

Bill made a motion to adjourn, Seconded by Bruce and all were in favor. The meeting adjourned at 8:28 p.m.

Respectfully submitted,
Mark Jackson
SCPM

Secretary

President

Treasurer's Report for BOD Meeting February 13, 2007

January Financial Report:

Operating Fund Checking \$20,775.30

Total Operating Fund \$20,775.30

Reserve Fund Checking \$ 3,010.50
Reserve Fund CD \$30,377.79 (5.15% due 07/13/07)
Reserve Fund CD \$10,000.00 (4.40% due 12/09/07)

Total Reserve Funds \$43,388.29

Total HOA funds \$64,163.59

2005 assessment and legal fees for 1167 White Oak Circle remain outstanding.

2006 assessment for 1167 White Oak Circle is considered not collectable because of the bankruptcy.

2006 assessment and late fee for 4650 Blackmore Court has been received by SCPM from the title company. \$200 was also received for 2007. The remaining \$50 for 2007 will be followed up on.