

Magnolia Lakes Development HOA
Board of Directors Meeting Minutes
Emmanuel United Methodist Church - 2800 W. Eau Gallia Blvd.,
Melbourne, Florida 32935
April 10, 2007

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

ROLL CALL: Present: President Charlotte Rose, Vice-president Richard Boudreaux, Director Bruce Woerner, Director Steve Cotellesse and Director Melissa Reeder. Treasurer Nicholas Fiorello and Director Bill Cook were absent. Also present Mark Jackson, from SCPM. A quorum was established. Bruce posted the sign one week before the meeting.

APPROVAL OF MEETING MINUTES: Bruce made a motion to accept the minutes of the March 13, 2007 Board meeting - seconded by Richard, and motion was approved unanimously.

TREASURER'S REPORT:

Nicholas produced a summary report. Steve gave the following report for Nicholas: There is \$45,021.54 in operating funds. There is \$43,836.41 in total reserve funds. Total HOA funds of \$88,857.95 as of March 31, 2007. This includes approximately 196 paid assessments.

Richard made a motion to accept the Treasurer's Report, seconded by Bruce, and motion was approved unanimously.

COMMITTEE AND OFFICER REPORTS:

ARC: Four ARC applications were presented and all were approved:

4604 Radford Lane – house painting
1127 White Oak Circle - small pond in front
1131 White Oak Circle - new front door
1233 White Oak Circle – house painting

Motion to approve made by Richard, seconded by Steve, and motion was approved unanimously.

CONSTRUCTION: Richard reported that the restaurant parking lot and curbing has been completed and the restaurant construction continues. Apparently, a new Japanese restaurant will be opened in the strip mall in front of the Eagle Harbor subdivision.

GROUNDS AND LAKES: Steve C. reported that the new “Deed Restricted Community” sign is installed. The west side of Trent House sidewalk has been pressure cleaned and looks very good. The sprinkler box has been repaired. The lampposts and lights have been installed on both islands and the front entrance signs. The Islands at the entrance and the bushes around the pool and basketball court need mulch and weeding. Ponds – water is clear with blue dye. Water level is lower than last month. Small pond had no algae and lots of fish with a small amount of organic rot on the bottom. The middle pond has some minimal algae and some organic debris on the bottom. Not many fish seen. The large pond still has algae, but not as much as last month. There is a fair amount of algae and trash around the edge of the pond but very little debris rot on the bottom. The drain should be cleaned out inside. Algae should be cleaned up between drain and bank.

POOL: Richard reported that the door closer has been repaired and the pool gate has been repainted. The fire extinguisher and box, which was destroyed by vandalism, has been replaced and the key given to Steve Barth. Part of the fence was broken and has been repaired and the “No Smoking” and “No Diving, Lifeguard Not on Duty” signs have been stolen. Three sprinkler heads have also been destroyed in the pool area. A new video surveillance sign has been installed.

NEWSLETTER: No report

MANAGER'S REPORT: Mark Jackson (SCPM) read the attached Manager's Report. Covenant Violations Report: the last covenant drive was on 3/27/07 all of the letters that were approved on 4/5/07 were mailed. (I held them until after the Easter weekend) Copies of violation reports have been sent to the Board.

Since the last meeting:

We closed 10 cases

Opened 8 new cases

Sent violation letters to 7 owners

The next drive is scheduled for the 24th or 25th of this month.

Contracts:

Last month I sent letters to Aaah... Some Lawn Care and Raintree Pest re: contract and performance.

(copies in your packet) No response from either company.

I have called the lawn care company three times to get the correct heads on the front entrance.

I finally got a call back yesterday telling me that Jamie is out of town.

Lake stocking:

I met Greg from Kingery Farms on-site on March 15th.

We inspected the large lake and agreed on the original proposal for the same amount of minnows at the same price. The fish were added on March 21st.

Assessments:

Collection letters were mailed on March 16, 2007 to the 45 owners outstanding.
We are currently showing 13 owners outstanding as of yesterday.
Nicholas has sent me some questions to be researched and Kay will get back to you.

Letters mailed:

I did an inspection of the drainage ditch between Magnolia Lakes and Cypress Bend on the 27th.

I then sent a letter to Cypress Bend to cut the two banks. (copy in your packet)

OLD BUSINESS:

1. Landscape Bids – The board reviewed 3 proposals and the current vendor. (Paradise, Aaahsome, Lewis and Absolute Lawn care) Richard made a motion to terminate the services of Aaahsome and hire Paradise Lawn, seconded by Steve and approved unanimously.
2. 1167 WOC Litigation – No news from Clayton & McCulloh
3. 1228 Litigation – Taylor & Carls has been instructed to proceed with preparation of Petition for Mediation.
4. 1131 WOC response letter – tabled
5. Camera's for pool – Need bids

NEW BUSINESS:

Pool restroom light switch – Steve made a motion, seconded by Bruce to install mechanical timer switches in the restrooms. Motion passed unanimously.

Assign pool reports duty – Charlotte will ask Steve Barth to furnish the board with ongoing pool reports.

Fines committee hearing (1241 Berry Hill) Richard reported that BJ LaClair would join the Committee. Richard made a motion, seconded by Steve that the committee is: BJ LaClair, Peter Hartshorne and Marshall Potter. The committee will be asked to set up a date, time and place for the hearing. Mark from SCPM will send the proper notice to the owner.

ADJOURNMENT:

Steve made a motion to adjourn, seconded by Bruce and all were in favor. The meeting adjourned at 7:52 p.m.

Respectfully submitted,
Mark Jackson
SCPM

Secretary

President

**Magnolia Lakes Development
Homeowners Association**

**Treasurers Report
for Board of Directors Meeting
Tuesday, April 10, 2007**

Operating Funds

Operating Fund Checking	\$ 45,021.54
Total Operating Funds	\$ 45,021.54

Reserve Funds

Reserve Fund Checking	\$ 3,010.50
Reserve Fund CD (5.15% due 7/13/07)	\$30,756.12
Reserve Fund CD (4.40% due 12/9/07)	\$ 10,069.79
Total Reserve Funds	\$ 43,836.41

Total HOA Funds	\$ 88,857.95
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Notes:

Balances are as of 3/31/2007 statement from Bank of America

Deposits for March	\$ 13,325.00
Deposits for February	\$ 16,903.00
Deposits for January	\$ 19,000.00
= about 196 paid assessments	\$ 49,228.00

Magnolia Lakes Development HOA
Balance Sheet Summary
As of March 31, 2007

	<u>Mar 31, 07</u>
ASSETS	
Current Assets	
Checking/Savings	34,291.66
Accounts Receivable	-25.00
Other Current Assets	<u>51,202.79</u>
Total Current Assets	<u>85,469.45</u>
TOTAL ASSETS	<u>85,469.45</u>
LIABILITIES & EQUITY	
Equity	<u>85,469.45</u>
TOTAL LIABILITIES & EQUITY	<u>85,469.45</u>

Magnolia Lakes Development HOA
Total expenses by payee
March 2007

	<u>TOTAL</u>
A Affordable Sign Co.	120.84
AAA..Some Lawn Care	375.00
Bill Cook	410.87
Emmanuel United Methodist Church	25.00
Florida Power & Light	690.66
House Doctor Handyman Services Inc.	2,132.00
Kingery Farms	600.00
Service Electric, Inc	174.08
Space Coast Property Managment	53.31
Tim Long	<u>40.00</u>
TOTAL	<u>4,621.76</u>

2:54 PM

04/10/07

Magnolia Lakes Development HOA
All transactions by vendor
March 2007

Type	Date	Num	Source Name	Memo	Amount
A Affordable Sign Co.					
Check	3/9/2007	2296	A Affordable Sign Co.	2 signs	-120.84
AAA..Some Lawn Care					
Check	3/21/2007	2301	AAA..Some Lawn C...	March service	-375.00
Bill Cook					
Check	3/17/2007	2299	Bill Cook	Reimbursement for purchase ...	-410.87
Emmanuel United Methodist Church					
Check	3/27/2007	2304	Emmanuel United ...	April Meeting	-25.00
Florida Power & Light					
Check	3/2/2007	2291	Florida Power & Light	2/19 - 3/20	-353.21
Check	3/27/2007	2305	Florida Power & Light	Utility Bill	-337.45
House Doctor Handyman Services Inc.					
Check	3/2/2007	2293	House Doctor Hand...	Repairs 2-20-07	-165.00
Check	3/17/2007	2300	House Doctor Hand...	Installation of new lights in fro...	-1,967.00
Kingery Farms					
Check	3/2/2007	2292	Kingery Farms	January Lake Maint invoice 368	-300.00
Check	3/21/2007	2302	Kingery Farms	February Pond Maintenance	-300.00
Service Electric, Inc					
Check	3/9/2007	2294	Service Electric, Inc	Replace time-clock on pool b...	-174.08
Space Coast Property Managment					
Check	3/27/2007	2303	Space Coast Prope...	Postage and copies	-43.88
Check	3/27/2007	2308	Space Coast Prope...	Postage and copies	-9.43
Tim Long					
Check	3/9/2007	2295	Tim Long	Web service for February	-40.00