

Magnolia Lakes Development HOA
Board of Directors Meeting Minutes
Emmanuel United Methodist Church - 2800 W. Eau Gallia Blvd.,
Melbourne, Florida 32935
May 8, 2007

Draft

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

ROLL CALL: Present: President Charlotte Rose, Treasurer Nicholas Fiorello, Director Bruce Woerner, Director Steve Cotellesse and Director Melissa Reeder. Vice-president Richard Boudreaux and Director Bill Cook were absent. Also present Mark Jackson, from SCPM. A quorum was established. Bruce posted the sign on May 1, 2007, one week before the meeting.

APPROVAL OF MEETING MINUTES: Bruce made a motion to accept the minutes of the April 10, 2007 Board meeting - seconded by Steve, and motion was approved unanimously.

TREASURER'S REPORT: Nicholas reported that he has not yet received the operating account bank statement for April from Bank of America.

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. Total expenses for April were \$5,254.89.

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

COMMITTEE AND OFFICER REPORTS:

ARC: Five ARC applications were presented and all were approved (one partially approved)

4667 Blackmore Ct. – house painting

4670 Blackmore Ct.– screen room enclosure

1187 White Oak Circle - house painting

1251 Beryyhill Drive - house painting

1351 Berryhill Drive – house painting (approved the base color but did not approve the trim color. The committee sent them options of a lighter color)

Motion to approve made by Nick, seconded by Bruce, and motion was approved unanimously.

CONSTRUCTION: No report

GROUNDS AND LAKES: Steve C. reported on the following;

Entrance: Islands at entrance have been mulched and look nice. Some weeds remain, but it looks like weed killer was applied today.

Basketball court area: bushes and trees around the pool and court have been mulched and look nice. Several of the oak trees still have metal poles next to them. They are not attached and probably no longer needed

Ponds: water remains clear with a blue dye. Water level has come up with recent rains. There is some algae growth around the edges of the ponds. This is probably the normal state for this time of year.

Kingery Farms provided a bid for cleaning the banks of all the lakes at \$1,300.00

POOL: No report

NEWSLETTER: No report

MANAGER'S REPORT: Mark Jackson (SCPM) read the attached Manager's Report. Covenant Violations Report: there have been 2 drives since the last meeting:

4/18/07

Closed 6 cases

Opened 3 new cases

2 had made progress

5/8/07

Closed 5 cases

Opened 6 (waiting for Steve to review before mailing)

1 had made progress

3 will receive violation letters

Copies of the reports are in your packets

1241 Berryhill has responded to the notice of hearing.

He has also submitted an ARC. (in your packet)

Security Camera quotes:

I called Spysource, Total Protection and CFS.

The quotes are in your packets. Price ranges from \$3,300.00 to \$4,100.00.

Signs: I had a new pool sign made for NO Lifeguard on Duty / No Diving and the small No Smoking signs for the pool cabana area.

Contracts:

Last month I sent 30-day termination notices to Aaah... Some Lawn Care and Raintree Pest Control.

A new contract was signed with Paradise Lawn and they treated the beds, worked on the front irrigation and mulched the common areas.

Lakes:

I got a \$1,300.00 price quote from Kingery to clean all of the lake banks.

Assessments:

Second notice collection letters were sent on 4/16/07.

We are currently showing 9 owners outstanding as of today.

4610 Radford wrote the board asking to accept 2 payments.

Letters mailed:

The drainage ditch between Magnolia Lakes and Cypress Bend has been mowed.

OLD BUSINESS:

1. Fines committee hearing (1241 Berry Hill) - The owner wrote a letter to the Board stating that the walls have been cleaned and that he has hired a painting company to paint the exterior of the house within 2 weeks. He also submitted an ARC application to repaint the house the existing color. Bruce made a motion to cancel the hearing of the committee, since the situation has been cured. Steve seconded and the motion passed unanimously. Nick made a motion to accept the ARC application to repaint the house the existing color. Steve seconded and the motion passed unanimously. Mark will notify the owner and Charlotte will notify the Committee.
2. 1228 WOC Petition for Mediation – Bruce made a motion to proceed with the Petition for Mediation for a cost of \$375.00, seconded by Nick and the motion passed unanimously.

NEW BUSINESS:

1. Pool keys – Bruce reported that the Board used to charge \$25.00 for replacement keys. He wanted the Board to be consistent in the way the keys are handled going forward.

ADJOURNMENT:

Melissa made a motion to adjourn, seconded by Bruce and all were in favor. The meeting adjourned at 7:35 p.m.

Respectfully submitted,

Mark Jackson

SCPM

Secretary

President

**Magnolia Lakes Development
Homeowners Association**

**Treasurers Report
for Board of Directors Meeting
Tuesday, May 08, 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

Magnolia Lakes Development HOA
Balance Sheet Summary
As of April 30, 2007

	<u>Apr 30, 07</u>
ASSETS	
Current Assets	
Checking/Savings	29,036.77
Accounts Receivable	-25.00
Other Current Assets	<u>51,452.79</u>
Total Current Assets	80,464.56
TOTAL ASSETS	<u>80,464.56</u>
LIABILITIES & EQUITY	
Equity	<u>80,464.56</u>
TOTAL LIABILITIES & EQUITY	<u>80,464.56</u>

Magnolia Lakes Development HOA
Total expenses by payee
April 2007

	<u>TOTAL</u>
A Affordable Sign Co.	39.01
AAA..Some Lawn Care	375.00
Bill Cook	99.27
Cerow & Co CPA	225.00
City Of Melbourne	69.80
Clayton & McCulloh	145.00
Florida Power & Light	661.56
House Doctor Handyman Services Inc.	425.00
Kingery Farms	300.00
Space Coast Fire & Saftey	96.46
Space Coast Property Managment	2,189.55
Steve Barth	200.00
Taylor & Carls PA	429.24
TOTAL	<u>5,254.89</u>

Magnolia Lakes Development HOA
All transactions by vendor
April 2007

Type	Date	Num	Source Name	Memo	Amount
A Affordable Sign Co.					
Check	4/19/2007	2321	A Affordable Sign Co.	Pool signs	-39.01
AAA..Some Lawn Care					
Check	4/27/2007	2325	AAA..Some Lawn C...	April service	-375.00
Bill Cook					
Check	4/13/2007	2318	Bill Cook	Newsletter	-99.27
Cerow & Co CPA					
Check	4/13/2007	2315	Cerow & Co CPA	Tax return for 2006	-225.00
City Of Melbourne					
Check	4/4/2007	2309	City Of Melbourne	Water & sewer	-13.95
Check	4/27/2007	2324	City Of Melbourne	Water & sewer	-55.85
Clayton & McCulloh					
Check	4/13/2007	2314	Clayton & McCulloh	Legal Fees Woolbright	-145.00
Florida Power & Light					
Check	4/13/2007	2312	Florida Power & Light	Utility Bill	-307.92
Check	4/27/2007	2323	Florida Power & Light	Utility Bill	-353.64
House Doctor Handyman Services Inc.					
Check	4/13/2007	2313	House Doctor Hand...	Pressure wash & Sprinkler bo...	-425.00
Kingery Farms					
Check	4/19/2007	2320	Kingery Farms	March Pond Maintenance	-300.00
Space Coast Fire & Saffey					
Check	4/4/2007	2310	Space Coast Fire &...	Fire Extinguisher Replacment	-96.46
Space Coast Property Management					
Check	4/1/2007	2306	Space Coast Prope...	April Pool Maintenance	-280.00
Check	4/1/2007	2307	Space Coast Prope...	April Property Management S...	-785.00
Check	4/13/2007	2319	Space Coast Prope...	April Pool Maintenance	-23.02
Check	4/19/2007	2322	Space Coast Prope...	Postage	-18.58
Check	4/27/2007	2326	Space Coast Prope...	Postage	-17.95
Check	4/27/2007	2327	Space Coast Prope...	May	-785.00
Check	4/27/2007	2328	Space Coast Prope...	Pool Maintenance	-280.00
Steve Barth					
Check	4/13/2007	2316	Steve Barth	January pool janitorial	-200.00
Taylor & Carls PA					
Check	4/13/2007	2317	Taylor & Carls PA	Legal Fees - Matsko mediation	-429.24