

**Magnolia Lakes Development HOA**  
**Board of Directors Meeting Minutes**  
**Emmanuel United Methodist Church - 2800 W. Eau Gaullie Blvd.,**  
**Melbourne, Florida 32935**  
**June 12, 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, Vice-president Richard Boudreaux, Director Bill Cook, Director Steve Cotellesse and Director Melissa Reeder. Bruce Woerner was absent. Also present Mark Jackson, from SCPM. A quorum was established. Bruce posted the sign one week before the meeting.

**APPROVAL OF MEETING MINUTES:** Richard made a motion to accept the minutes of the May 8, 2007 Board meeting - seconded by Steve, and motion was approved unanimously.

**COMMITTEE AND OFFICER REPORTS:**

**TREASURER'S REPORT:** Nicholas reported that he has not balanced the May financials yet, but the report includes all of the activity for May. He is currently transferring \$1,200.00 from the Operating account to the Reserve account. Richard made a motion to have the five owners with unpaid assessments from 2007 to be referred to the Attorney for collection. Melissa seconded and the motion was approved unanimously. Richard agreed to handle the unpaid assessments with the Attorney. Steve made a motion to approve the report, seconded by Bill, and the motion was approved unanimously.

**ARC:** 9 applications were reviewed and all were approved by the committee.

- |                   |                                  |
|-------------------|----------------------------------|
| 1) 4653 Blackmore | ext. repaint & driveway stain    |
| 2) 1195 WOC       | ext. paint w/shutters/white trim |
| 3) 1171 WOC       | ext. paint                       |
| 4) 1128 WOC       | ext. paint                       |
| 5) 1133 WOC       | ext. paint                       |
| 6) 1280 WOC       | remove magnolia & replace w/palm |
| 7) 1229 WOC       | fence                            |
| 8) 1189 WOC       | ext. paint                       |
| 9) 4670 Blackmore | 4' fence to shield A/C & grill   |

Nick motioned to accept the committee approvals, Bill seconded and the motion was approved unanimously.

**CONSTRUCTION:** Richard reported that the slab had been poured for the restaurant.

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

Entrance: Conduits for the lights on the entrance signs have been painted. The islands are in good shape. One light was repaired on the island with the bulletin board.

Basketball court area: Flowerbeds by the sidewalk along WOC have weeds. Several of the oaks have plastic covered metal poles next to them that need to be removed.

Ponds: Water remains clear with blue dye and plenty of fish seen. Water level is good. No algae growth seen. There was trash at the North end of the large pond (probably wind blown). Very few midges were seen.

**POOL:** No report

**NEWSLETTER:** Bill asked for more content and then he will get a draft out to the Board for review.

**MANAGER'S REPORT:** Mark Jackson (SCPM) read the attached Manager's Report.

Covenant Violations Report: there have been 2 drives since the last meeting:

5/23/07

Closed 8 cases

Opened 6 new cases

1 made progress

6/11/07

Closed 3 cases

Opened 5 new

5 had made progress

One will receive a violation letter

Copies of the reports are in your packets

Last month I provided 3 Security Camera quotes:

I called Spysource, Total Protection and CFS.

Price ranges from \$3,300.00 to \$4,100.00.

Signs: New pool signs made for NO Lifeguard on Duty / No Diving and the small No Smoking signs for the pool cabana area have been installed.

Lakes:

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

Landscaping: Paradise Lawn has been doing a much better job than the previous vendor.

**Assessments:**

I sent final notice collection letters to 8 owners on 5/21/07.

We are currently showing 5 owners outstanding as of today.

**Letters mailed:**

The drainage ditch between Magnolia Lakes and Cypress Bend has been mowed again since our last meeting.

**OLD BUSINESS:**

1. Woolbright / Clayton & McColluh: Richard made a motion to have the Attorney proceed with collection on this account on a contingency basis. Steve seconded and the motion was approved unanimously. Richard will contact the Attorney.
2. Surveillance Camera bids – Tabled
3. State Registration – has been taken care of.
4. 2 foreclosure notices have been received. Neither owes the Association any money.

**NEW BUSINESS:**

1. 1351 Berryhill - ARC not approved for paint choice colors. Please ask them to resubmit for reconsideration.
2. Reopen 4650 - storage container, 1<sup>st</sup> letter, (inquiry) as no ARB request for a fence has been submitted as of this meeting.
3. Trampoline issue - Richard made a motion to send a warning letter asking for ARC approval for play apparatus. Bill seconded the motion. The vote was Richard and Bill yes.  
Steve, Melissa, Charlotte and Nick voted nay. Motion did not pass.
4. Discussions about FP&L adding lights to the back of the WOC. It was suggested that an article be placed in the Newsletter to determine if any homeowners along the north part of White Oak Circle are interested in having a street light pole placed in front of their homes.

**ADJOURNMENT:**

Richard motioned to adjourn, seconded by Steve. The meeting adjourned at 8:35 p.m.

Respectfully submitted,  
Mark Jackson  
SCPM

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Secretary

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President

**Magnolia Lakes Development  
Homeowners Association**

**Treasurers Report  
for Board of Directors Meeting  
Tuesday, June 12, 2007**

**Operating Funds**

Operating Fund Checking	\$ 37,479.56
<b>Total Operating Funds</b>	<b>\$ 37,479.56</b>

**Reserve Funds**

Reserve Fund Checking	\$ 3,010.50
Reserve Fund CD (5.15% due 7/13/07)	\$31,015.20
Reserve Fund CD (4.40% due 12/9/07)	\$ 10,142.45
<b>Total Reserve Funds</b>	<b>\$ 44,168.15</b>

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<b>Total HOA Funds</b>	<b>\$ 81,647.71</b>
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**Notes:**

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Balances are as of 5/30/2007 statement from Bank of America

11:50 AM  
06/12/07  
Cash Basis

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

	<u>May 31, 07</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	39,079.77
Accounts Receivable	-25.00
Other Current Assets	40,651.79
Total Current Assets	<u>79,706.56</u>
<b>TOTAL ASSETS</b>	<b><u>79,706.56</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	79,706.56
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>79,706.56</u></b>

11:51 AM  
06/12/07  
Cash Basis

**Magnolia Lakes Development HOA**  
**Total expenses by payee**  
May 2007

	<u>TOTAL</u>
Brevard County Health Dept.	300.00
Emmanuel United Methodist Church	25.00
Florida Power & Light	331.17
House Doctor Handyman Services Inc.	280.45
Kingery Farms	300.00
Paradise Lawns & Landscaping	1,528.00
Raintree Pest Control	225.00
Space Coast Property Managment	17.08
Steve Barth	200.00
Taylor & Caris PA	405.40
Tim Long	80.00
Nicholas J. Fiorello Jr.	68.90
<b>TOTAL</b>	<b><u>3,761.00</u></b>

**Magnolia Lakes Development HOA**  
**All transactions by vendor**  
**May 2007**

Type	Date	Num	Source Name	Memo	Amount
Brevard County Health Dept. Check	5/10/2007	2332	Brevard County He...	pool permit 7/01/07 to 6/30/08	-300.00
Emmanuel United Methodist Church Check	5/8/2007	2311	Emmanuel United ...	May/ Meeting	-25.00
Florida Power & Light Check	5/23/2007	2341	Florida Power & Light	Utility Bill	-331.17
House Doctor Handyman Services Inc. Check	5/8/2007	2331	House Doctor Hand...	Rest Room timer switches	-139.95
Check	5/30/2007	2346	House Doctor Hand...	Sign installation / Landscape l...	-140.50
Kingery Farms Check	5/10/2007	2333	Kingery Farms	April Pond Maintenance	-300.00
Paradise Lawns & Landscaping Check	5/11/2007	2338	Paradise Lawns & L...	May Lawn Service	-1,528.00
Raintree Pest Control Check	5/8/2007	2330	Raintree Pest Control	Fertilize Weed insect control ...	-225.00
Space Coast Property Managment Check	5/18/2007	2340	Space Coast Prope...	Postage	-17.08
Steve Barth Check	5/10/2007	2334	Steve Barth	April Pool Janitorial Services	-200.00
Taylor & Carls PA Check	5/10/2007	2336	Taylor & Carls PA	Legal Fees - Matsko mediation	-30.40
Check	5/11/2007	2337	Taylor & Carls PA	Legal Fees - Matsko mediation	-375.00
Tim Long Check	5/10/2007	2335	Tim Long	March/April Web Service	-80.00