

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

Draft

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, Treasurer Nicholas Fiorello, Directors Steve Cotellesse, Bruce Woerner and Bill Cook. Absent was Melissa Reeder. Also present was Mark Jackson from SCPM. A quorum was established. Bruce posted the sign July 1st.

APPROVAL OF MEETING MINUTES: Bruce made a motion to accept the minutes of the June 12, 2007 Board meeting – seconded by Steve, and motion was approved unanimously.

COMMITTEE AND OFFICER REPORTS:

TREASURER'S REPORT: Nick reported that he had not yet received the June bank statement. The total operating funds were \$37,479.56. The reserve funds include \$3,010.50 in reserve fund checking, \$31,015.20 in a reserve CD maturing on 7/12/2007 and another reserve CD of \$10,142.45 maturing 12/9/2007. Total HOA funds of \$81,647.71. The CD maturing on 7/12/2007 will be rolled over into a CD of less than 2 years. Nick will investigate the options and handle the transition.

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

ARC: Seven (7) applications were reviewed. 3 applications to the Committee were re-reviewed by the board. 6 were approved and one was disapproved

1350 Berryhill Darker gray/burgundy - Nick motioned to approve the paint combination, seconded by Steve. The vote was one yea vote from Nick. Bill, Bruce, Richard, Steve and Charlotte voted nay. The ARC application was not approved. Mark will send notification to the owners and ask them to resubmit a new combination of colors.

1163 WOC Light gray/light trim – Richard made a motion to approve, seconded by Steve and the motion was approved unanimously.

1170 WOC Gray/light trim – Nick made a motion to approve, seconded by Bill. The vote was Nick, Bill, Richard, Charlotte and Bruce voted yea. Steve voted nay. The ARC application was approved.

4600 Radford Ext. paint – approved.

1231 WOC Ext. paint – approved.
1131 WOC Replace existing trees - approved.
1278 WOC Remove magnolia & replace w/palm – approved based on type of palm -
being submitted to Charlotte.

Nick motioned to accept ARC recommendations and Bill seconded, and the motion was approved unanimously.

CONSTRUCTION: Nothing to report.

GROUNDS AND LAKES: Steve

Entrance: Entrance and islands are in good shape. Some weeds are poking above some of the bushes.

Basketball court area: The metal poles next to two of the trees were removed. One more remains.

Ponds: Water level is good and fish population is good. No algae growth seen. Small outbreak of midges at the middle pond. Top grate for the drain in the large pond is partially obstructed.

NEWSLETTER: Bill reported that the newsletter went out Sunday. Bruce reported on the recent heavy rains and the clogged storm drain on WOC. Bruce shared photos of the standing water and the findings of the City of Melbourne that the clogging of the drains were grass clippings and other debris from the homeowners. Bill will work on a special edition newsletter with photos to help educate the homeowners.

POOL: Mark reported on the recent closing of the pool and the actions taken by SCPM to get the situation addressed and reopened within 24 hours. The filters have been replaced and there are a few items noted by the health department that need attention. He will order the additional signage. The pool-cleaning schedule is being monitored and may be adjusted to prevent the algae and chemical imbalance that occurred last week.

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

6/26/07

Closed 7 cases

Opened 7 new cases (this includes the 2 letters requested at the last meeting)

4 made progress

2 2nd letters

7/10/07

Closed 7 cases

Opened 3

2 made progress

1 3rd firm letter and I called the realtor again (1221 WOC) (In your packet)

Signs: “No glass in Pool Area” was broken and a new one has been made.

Per the health department we need a new “NO Diving” in 4” letters added to the pool rule

sign.

I saw Richard during my visit and we talked about ordering another sign like the one installed last month.

Landscaping: Paradise Lawn has been doing a much better job than the previous vendor. They removed the poles from around the trees by the BB court except for one that is wrapped around the roots. I tried to get it loose as well. It will have to be cut off below the ground to prevent injury.

Assessments:

4 owners were turned over to collections on June 14, 2007

2 have paid and two are still outstanding. (In your packet)

OLD BUSINESS:

1. Matsko mediation and collection of 2007 Assessment. Richard made a motion to put the 2007 Assessment collection on hold, seconded by Bruce and approved unanimously. Richard made a motion to have the attorney hold off any further expenditure on the mediation and ask about possibility of a refund from the State and Richard to act accordingly, seconded by Steve and approved unanimously.

NEW BUSINESS:

1. Appoint Nomination Committee. The Nomination Committee members are Charlotte Rose, Bruce Woerner and Carol Ungerer. Richard made a motion to approve the appointment of these members, seconded by Nick, and the motion was approved unanimously.
2. Date for elections – Tentative 10/16
3. Appoint BOD member/s for emergency decisions –Richard made a motion to allow any one of the Officer's of the Board to spend discretionary funds up to \$200 without a Board vote and emergency funds over \$200 requiring approval of only two (2) Board votes, seconded by Bruce and the motion was approved unanimously.
4. Sewer Drains cleaning tie in drain piping from office park to small lake. Richard was under the impression that this was approved. Bruce talked to St. John's River Water Management District and they said they usually do not allow it. St. John's is researching this situation and will respond to Bruce.
5. Fines Committee (tabled).

ADJOURNMENT: Next meeting is scheduled for August 14, 2007.

Bruce motioned to adjourn, seconded by Steve and it was unanimously approved. The meeting adjourned at 8:45 p.m.

Respectfully submitted,

Mark Jackson

SCPM

Secretary

President