

Magnolia Lakes Development HOA
Board of Directors Meeting Minutes
Emmanuel United Methodist Church - 2800 W. Eau Gallie Blvd.,
Melbourne, Florida 32935
August 14, 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, Bill Cook and Melissa Reeder. Also present was Mark Jackson from SCPM. A quorum was established. Bruce posted the sign August 6, 2007.

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

COMMITTEE AND OFFICER REPORTS:

TREASURER'S REPORT: Nick reported that the total operating funds were \$31,349.67. The reserve funds include \$3,010.50 in reserve fund checking, \$31, 276.47 in a reserve CD maturing on 3/26/2008 and another reserve CD of \$10,142.45 maturing 12/9/2007. Total HOA funds of \$75,779.09.

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

ARC: Three (3) applications were reviewed. All applications were approved.

1370 Berryhill Exterior painting - approved.

1198 WOC Exterior painting - approved.

1136 WOC Landscaping – approved.

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

GROUND AND LAKES: Steve C. reported -

Entrance: Entrance and islands are in good shape. Paradise was out maintaining the areas today.

Basketball court area: In good shape and mowed today.

Ponds: Water level has dropped to its normal level for this time of year. Water quality looked good and fish population is good. No algae growth seen. Some midges were present at the middle pond last week. Drain in large pond is clean and draining water.

SCPM/Violations:

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

7/31/07

Closed 2 cases

Opened 10 new cases (this includes the 2 letters requested at the last meeting)

2 made progress

One 2nd letter

8/13/07

Closed 3 cases

Opened 4 new cases (pending approval)

6 2nd letters (pending approval)

2 3rd firm letters

Code enforcement on 1221 WOC and 4650 Blackmore

Pool:

All signage has been replaced.

We have been working a phosphate problem for the last few weeks.

I have inspected the pool weekly since our last meeting.

We have been servicing the pool 3 times per week with extensive chlorine usage. (No-cost)

The regular service schedule was changed to Monday's and Thursday's.

Security Lights:

I got a bid from an electrical company for \$2,510.08 and Carl gave us a bid for \$1,097.00 by using PVC pipe and a closer location to the electrical supply.

Storm Drains:

We (Ray) pulled all of the storm drain covers 3 weeks ago and found no visible blockage.

I met with Bruce and we tried to find the storm water drainpipe coming from the street into the lake. I met a plumber and a former City storm water drain engineer last week.

We need to put a camera to inspect it.

I called in the cleaning of the north canal due to an inspection I did with Dave White of DC Moxley.

Bruce made a motion to accept the \$250.00 bid – seconded by Bill, and all voted in favor of the motion except that Melissa abstained.

Assessments:

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

2 have paid and two are still outstanding for 2007 dues. (In your packet)

Annual Meeting: October 16, 2007

Nominating committee?

NEWSLETTER: Bill reported that there would be a newsletter scheduled for September. He needs content from homeowners.

POOL: See Manager's Report

OLD BUSINESS:

1. Letter concerning lake access (Boggs) - Richard made a motion to send the letter to Boggs, seconded by Bill. Richard, Bill, Bruce, Steve and Nick voted yea. Charlotte and Melissa voted nay. Motion carried.
Richard made a motion to assess any other owners that may have unauthorized plantings on Association common property and notify the owners of the possibility that they may have to be removed for Association access. Melissa seconded and the motion was approved unanimously.
2. Pool Sensor lights – Richard made a motion to install security sensor lights at a cost of \$1,097 from Carl Guellter, seconded by Bill, and the motion was approved unanimously. The installation of the security lights will be noted in the newsletter.
3. Matsko Mediation – Richard made a motion to contact the attorney following the foreclosure of the property, seconded by Bruce, and the motion was approved unanimously.
4. Unpaid Assessments – one (1) will be sent a 2nd letter.
5. 1351 Berryhill action on ARC application – Richard made a motion to approve the previously submitted ARC application, seconded by Melissa, when called to a vote Bill, Melissa, Steve and Richard voted “Yes” in favor of the motion and Charlotte, Bruce and Nick voted “No”. The motion passed by a majority of 4 to 3.
6. Appeals/Fines Committee – Volunteers are needed. Bob Wagner, 4667 Blackmore & Wendell Lee, 1138 WOC volunteered.
7. Election date and nomination mail out – Annual Meeting is October 16, 2007 and the 1st mailing scheduled for August 22, 2007.
8. Flooding – See Manager’s Report.

NEW BUSINESS:

1. Freshen/Update web site – Melissa will update the current information on the website, e-mail it to the Board and recommend a new host site.
2. A Fall community garage sale was scheduled for November 3rd. Bill will start the process.
3. 2008 Budget (to be available for Annual meeting) – Nick and Bruce will start the budget process.
4. Need for Additional ARC Committee Members – Bruce made a motion to table this issue, seconded by Melissa, and approved unanimously.

ADJOURNMENT: Next meeting is scheduled for September 11, 2007.

Bill motioned to adjourn, seconded by Bruce and it was unanimously approved. The meeting adjourned at 8:35 p.m.

Respectfully submitted,
Mark Jackson
SCPM

Secretary

President