

Magnolia Lakes Development HOA
Board of Directors Meeting Minutes
Emmanuel United Methodist Church - 2800 W. Eau Gallie Blvd.,
Melbourne, Florida 32935
September 11, 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, Directors Steve Cotellesse and Melissa Reeder. Also present was Mark Jackson from SCPM. Absent: Nicholas Fiorello, Bruce Woerner and Bill Cook A quorum was established. Bruce posted the sign September 3, 2007.

APPROVAL OF MEETING MINUTES: Richard made a motion to accept the minutes of the August 14, 2007 Board meeting with the one change to the ARC report for 1136 WOC – seconded by Steve, and motion was approved unanimously.

COMMITTEE AND OFFICER REPORTS:

TREASURER'S REPORT: Nick produced a report that was distributed to the Board showing Total Operating Funds of \$31,349.67, Total Reserve Funds of \$45,629.42 and Total HOA funds of \$76,979.09.

Richard made a motion to accept the Treasurer's report. Melissa seconded the motion and it passed unanimously.

ARC: Two (2) applications were reviewed. All applications were approved.

1159 WOC Fencing & Gate - approved.

1157 WOC Fencing & Gate - approved.

Richard motioned to accept ARC recommendations and Melissa seconded, and the motion was approved unanimously.

GROUNDS AND LAKES: Steve reported that he was getting good reports on Paradise Lawn.

SCPM/Violations:

Covenant Violations Report:

8/13/07:

We closed 3 cases

We held the 4 new cases due to the heat and rain

8/28/07:

We closed 14 cases

Opened 3 new cases

Sent 2 second letters

Called the city on 3 properties

The next drive will be Thursday or Friday.

Possible Appeals Committee:

1100 WOC has been opened and closed just a couple of times. I closed it on 8/13.

1238 WOC was opened on 7/31 and has received 2 letters (we skipped the letter on 8/13). Last letter was 9/7. This is a rental, they live in Tampa.

4650 Blackmore was opened on 6/26 and has received 5 letters.

Pool:

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

I had the water tested on 9/4 and I put a full jug of "Phos Free" in it the next day.

I have inspected the pool weekly since our last meeting. The phosphate level was 500 ppm on 9/6.

My pool tech has been by checking it on non-scheduled days to keep the chlorine levels up to proper levels.

Storm Drains:

Have been checked and cleaned from the north storm drain on WOC all the way into the lake

Lakes:

Greg Kingery adds dye depending on the weather, i.e. amount of rain, etc. either every visit or every other visit.

Assessments:

1144 and 1228 WOC were turned over to collections on June 14, 2007 for 2007 dues.

Annual Meeting: October 16, 2007

The 1st notice was mailed on August 22, 2007.

As of today, only one candidate has submitted an-intent to serve.

The ballots are scheduled to be mailed on September 18th.

We need candidates.

NEWSLETTER: No Report

POOL: See Manager's Report

OLD BUSINESS:

1. Website – Melissa reported that she has worked on a draft of a consolidated & streamlined version of the website home page. She is looking for feedback on what the community is looking for. Steve will give Melissa the contact information for the current person hosting the site. A decision on this issue was tabled.
2. Pool Sensor lights –Richard reported that the lights are installed and a few palm fronds need to be trimmed at the light that is closest to the pool.
3. Election Ballot Mail Out – See Manager's Report.
4. Flooding/Storm Drains – See Manager's Report.
5. Assessments – 1144 has paid their Assessment/Attorney Fees/Interest & Fees to the Attorney and it will be forwarded to SCPM.
6. Trees on Association Property – Richard reported that he had done a survey of trees that are on Association property around the lake. He counted 15-20 on large lake, 3-4 on middle

lake and 3 on the little lake. Richard recommended that the information be posted in the newsletter.

NEW BUSINESS:

1. Appeals Committee for 1238 WOC & 4650 Blackmore Ct. – Richard made a motion to setup an Appeals Committee meeting for these two addresses. Melissa seconded the motion and it passed unanimously. Richard will contact the Appeals Committee. Mark will send the notices to the two homeowners.

ADJOURNMENT: Next BOD meeting is scheduled for October 16, 2007.

Richard motioned to adjourn, seconded by Steve and it was unanimously approved. The meeting adjourned at 7:50 p.m.

Respectfully submitted,
Mark Jackson
SCPM

Secretary

President