

Magnolia Lakes Development HOA
Board of Directors Meeting Minutes
Emmanuel United Methodist Church - 2800 W. Eau Gallie Blvd.,
Melbourne, Florida 32935
October 16, 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 Nicholas Fiorello, Bruce Woerner and Bill Cook. Also present was Mark Jackson from SCPM. Absent: Directors Steve Cotellesse and Melissa Reeder. A quorum was established. Bruce posted the sign September 24, 2007.

APPROVAL OF MEETING MINUTES:

Richard made a motion to accept the minutes of the September 11, 2007 Board meeting seconded by Bruce, 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 \$19,319.14, Total Reserve Funds of \$46,037.87 and Total HOA funds of \$65,357.01. Balances are as of September 30, 2007 from Bank of America.

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

ARC: Two (2) applications were approved.

1227 WOC Landscaping - approved.

1159 WOC Fencing & Gate - approved.

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

GROUNDS AND LAKES:

No report

SCPM/Violations:

Covenant Violations Report:

9/17/07:

We closed 5 cases

We opened 4 new cases

Sent 3 second letters

Recommended 2 to a hearing

10/11/07:

We closed 5 cases

Opened 3 new cases

Recommended 1 to hearing

The next drive will be in approx 2 weeks.

Year to date we have:

Opened 82 cases

Closed 75 cases

26 "Others" (2nd or 3rd notices including hearing notices)

Annual Meeting:

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

The 2nd notice including ballots were mailed on September 18th.

It was posted at the entrance on September 24th.

NEWSLETTER: Bill reported that the next newsletter will be done by late November and he asked for any additional input/information and for any issues. Please e-mail the information to the website.

POOL LIGHTS: Richard has been adjusting the pool lights and has them in order.

OLD BUSINESS:

1. Appeal's committee meeting results: Richard made a motion to reconvene the committee to review 1150 WOC and revisit 4650 Blackmore for closure. Bruce seconded the motion and it passed unanimously.

NEW BUSINESS:

1. Appeals Committee for 1150 WOC– See old business.
2. Name Richard B, the B.P. coordinator– Bruce made a motion to name Richard B the B.P. Coordinator. Bill seconded the motion and it passed unanimously.
3. ARC Application for the driveway of 1131 WOC has been submitted to the Board of Directors for ARC approval. The Board of Directors has asked for more detail as to the color. Bruce made a motion to have Charlotte gather more information and make a final determination to approve or disapprove on behalf of the Board. Nick seconded the motion and it passed unanimously.
4. Charlotte thanked the Board of Directors and the ARC for serving and for their contributions the past year

ADJOURNMENT:

Bruce motioned to adjourn, seconded by Nick and it was unanimously approved. The meeting adjourned at 7:20 p.m.

Respectfully submitted,

Mark Jackson

SCPM

Secretary