

**Magnolia Lakes Development HOA**  
**Board of Directors Meeting Minutes**  
**Emmanuel United Methodist Church - 2800 W. Eau Gallie Blvd.,**  
**Melbourne, Florida 32935**  
**November 13, 2007**

**CALL TO ORDER:**

President Charlotte Rose, called the meeting to order at 7:00 p.m.

**ROLL CALL:**

Present: Charlotte Rose, Nicholas Fiorello, and Gary Reeder. Absent: Bill Cook. A quorum was established. Also present was Mark Jackson from SCPM.

Notice was posted November 4, 2007.

**APPROVAL OF MEETING MINUTES:**

Nicholas made a motion to accept the minutes of the October 16, 2007 Board Meeting, the Annual Board Meeting on October 16, 2007 and the Organizational Board Meeting. Seconded by Gary, and motion was approved unanimously.

**Fill remaining Board Of Director seats for 2008**

Nicholas made a motion to welcome Angie Friers, Jody Phillips and Peter Hartshorne, seconded by Gary and the motion was approved unanimously.

Angie made a motion to appoint Peter Hartshorne as the Vice President for 2008 seconded by Gary, 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 \$18,771.06

Total Reserve Funds of \$46,074.32

Total HOA funds of \$64,845.38.

Balances are as of October 31, 2007 from Bank of America.

Nick recommended not renewing the CD until March to provide possible needed cash flow.

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

**Review proposed 2008 Budget**

A copy of the proposed budget was e-mailed to all of the board members and copies were distributed at the meeting.

**Approve 2008 Annual Budget**

Gary made a motion to approve the 2008 Annual Budget for \$250 per year (no increase from 2007). Peter seconded the motion and it passed unanimously.

**ARC: Five** (5) applications were reviewed.

Four (4) applications were approved and one (1) application was disapproved.

1250 WOC                      Widen driveway due to need for wheelchair/handicapped access –  
Approved per city builders permit. Approved pending City building permit.  
1182 WOC                      Garage screen – Approved.  
1240 WOC                      Exterior painting– Approved pending receipt of paint swatches to Charlotte.  
4650 Blackmore                Disapproved pending committee review of the A/C location. Owner will be  
asked to send each item separately.

Peter motioned to accept the four (4) ARC recommendations and Nick seconded, the motion was approved unanimously.

1136 WOC                      Staining of driveway/sidewalk and apron – Approved per prior city  
approval.

Nicholas motioned to approve the ARC application pending prior city approval and Angie seconded, the motion was approved unanimously.

#### **CONSTRUCTION:**

Peter read Richard's email regarding irrigation at the Business Park.

Peter made a motion to leave zone 8 irrigation operating as is at this time. Jody seconded the motion and it was approved unanimously.

Charlotte will notify Richard to notify the Developer.

#### **GROUNDS AND LAKES:**

No report

#### **NEWSLETTER:**

Bill needs the BOD contact information for the new Board members

#### **POOL – Gate / Door Repairs / Breaker Box / Bicycle Rack:**

Bicycle rack will not be replaced at this time.

No action taken on the gate as it appears to close properly.

Men's room door – Mark sent the bids from 2006 back to the companies that originally bid the job for updates to the proposals.

Breaker box – Will take a look and see if the fire department needs a key or if they can easily open it.

#### **SCPM/VIOLATIONS:**

Covenant Violations Report:

10/26/07:

We closed 5 cases

We opened 4 new cases

Sent 2 second letters

Sent 1 Final letter

11/12/07:

We closed 8 cases  
Opened 4 new cases  
Sent 2 second letters  
One to consider for hearing at 4659 Blackmore (fence) ??

The next drive will be in approx 2 weeks.

Year to date we have:  
Opened 86 cases  
Closed 83 cases  
28 "Others" (2nd or 3<sup>rd</sup> notices including hearing notices)

Three incumbent members were re-elected to serve on the 2008 Board of Directors:  
Bill Cook, Nicholas Fiorello and Charlotte Rose.

Following the annual meeting we contacted all of the candidates that were nominated to ascertain their interest in being on the Board. The additional 4 new members that agreed to volunteer for 2008 are:

Angie Friers – 1217 WOC  
Peter Hartshorne – 1163 WOC  
Jody Phillips – 1265 WOC  
Gary Reeder – 4605 Radford Lane

I have included the last 6 months of manager reports for those of you that are just coming on the Board so that you can see some of the things that we have been working on. The previous Minutes are posted on the website.

#### **OLD BUSINESS:**

1. Appoint ARC Committee Members – Gary made a motion to appoint Carolyn Shoup, Joan Woerner, Carol Ungerer, Marshall Potter, Harold Nelson and Cathy Katz to the ARC Committee for 2008. Angie seconded the motion and it passed unanimously.
2. Appoint Appeals Committee Members – Gary made a motion to add Richard Boudreaux, Wendell Lee and Steve Cotellesse to the existing committee. Nicholas seconded the motion and it passed unanimously.
3. 2008 Meeting days / location – Currently second Tuesday of every month for \$25.00 at the Emmanuel Methodist Church. Charlotte has submitted an application to continue with this venue.
4. Appoint Duties:
  - a. Sign posting – Peter volunteered
  - b. Grounds & Lakes – Charlotte volunteered
  - c. Website – Jody volunteered

#### **NEW BUSINESS:**

1. New HOA Statute on assessments/foreclosures – 720.3085 now gives the Association the ability to collect assessments from the owner of the property even it is in foreclosure and owned by the bank.
2. Insurance Renewal – Must be signed and include a check. Peter motioned to renew the Insurance for 2008 for \$5,440.57. Gary seconded the motion and it passed unanimously.

#### **ADJOURNMENT:**

The next meeting date is scheduled for December 11, 2007.

Gary motioned to adjourn, seconded by Nicholas and it was unanimously approved. The meeting adjourned at 8:40 p.m.

Respectfully submitted,  
Mark Jackson  
SCPM

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Secretary