

Magnolia Lakes Development HOA
Board of Directors Meeting Minutes
Emmanuel United Methodist Church - 2800 W. Eau Gallie Blvd.,
Melbourne, Florida 32935
March 11, 2008

CALL TO ORDER:

President Charlotte Rose called the meeting to order at 7:02 p.m.

ROLL CALL:

Present: Charlotte Rose, Bill Cook and Peter Hartshorne. Absent: Gary Reeder and Jody Phillips. A quorum was established. Also present was Mark Jackson from SCPM. Peter posted notice on March 4, 2008.

APPROVAL OF MEETING MINUTES:

Peter made a motion to accept the minutes of the February 12, 2008 Board Meeting. Seconded by Bill, and the motion was approved unanimously.

COMMITTEE AND OFFICER REPORTS:

TREASURER'S REPORT:

No report.

ARC: Seven (7) applications were reviewed. Six (6) were approved.

1207 WOC – ext. paint
1230 WOC – ext. paint
1165 WOC – ext. paint
4658 Blackmore – ext. paint
4655 Blackmore – ext. paint
4667 Blackmore – replace windows

4650 Blackmore was sent back to the owner for City permitting approval before the committee will review it.

Bill motioned to accept the 7 ARC recommendations and Peter seconded. The motion was approved unanimously.

CONSTRUCTION:

No report

GROUNDS AND LAKES:

Charlotte reported that the trees have been trimmed.

NEWSLETTER:

Bill reported that the newsletter has been printed and distributed.

POOL:

Charlotte reported that the men's room door had been repaired for a cost of \$525.00
Peter reported that he has adjusted the gate spring hinges and the gate is operating properly.

SCPM/VIOLATIONS:**Covenant Violations Report:**

Since our last meeting on February 12, 2008

We closed 15 cases

Opened 14 new cases

Sent 11 second letters

2 repeat violations were cleaned up

Copies of the drive reports are in your packets

The next drive will be the 20th or the 21st.

2008 assessments were mailed to all owners on November 30, 2007.

We currently have 44 owners that have not paid the 2008 Assessment

I have included the list along with the 3 collection letters we sent last year.

Front Entrance – I got with Paradise about upgrading the look of the front entrance.

Eric offered to do the job for the cost of the material.

For example: 80 plants x \$2.25 per plant would be \$180.00 per quarter.

Same with the mulch; he will re-mulch all of the beds for the cost of the mulch \$720.00 (no labor cost)

1240 WOC – I sent a letter, both certified and regular mail to the owner. She called me and told me she would re-submit the ARC application that I enclosed. (copy is in your packet) Not yet received.

Peter made a motion to add the 80 plants to the front entrance for \$180.00 and to re-mulch all of the common area landscaping for \$720.00. Seconded by Bill and the motion was approved unanimously.

OLD BUSINESS:

1. Front entry lights not working – Bill has been working on the lights and will finish the repair on the remaining ground lights.
2. Spring Garage Sale – Is scheduled for April 5th. Bill put it in the newsletter.

NEW BUSINESS:

1. 2008 Assessments – See Manager's report
2. Pool trash can – Mr. Barth will be asked to replace the trashcan and submit a bill for reimbursement.
3. Bike Rack – Mark will get some prices for the replacement of the broken bike rack.
4. Bulletin board – Mark will get some prices for installing a community bulletin board near the pool area.

ADJOURNMENT:

The next meeting date is scheduled for April 8, 2008.

Peter motioned to adjourn, seconded by Bill. The meeting adjourned at 7:45 p.m.

Respectfully submitted,

Mark Jackson

SCPM

Secretary