

Magnolia Lakes Development HOA

Board of Directors Meeting Minutes
Emmanuel United Methodist Church - 2800 W. Eau Gallie Blvd.,
Melbourne, Florida 32935
February 11, 2014

CALL TO ORDER:

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

ROLL CALL:

Present: Charlotte Rose, Peter Hartshorne, Nick Fiorello, Adel Mikhail, Bill Cook, Steve Cotellesse and Marty Cook. A quorum was established.

Peter posted notice on the bulletin board on February 2, 2014.

APPROVAL OF MEETING MINUTES:

Peter made a motion to accept the BOD Meeting Minutes from January 14, 2014. Seconded by Nick and the motion was approved unanimously.

TREASURER'S REPORT:

Steve provided a Treasurer's report as of January 31, 2014:

Operating Account \$84,109.05

Reserve Account \$4,584.59

Reserve CD at Bank of America \$11,070.68

Reserve MM at BB&T \$34,699.68

Total Funds \$134,463.00

Peter made a motion to accept the Treasurer's report. Marty seconded. All were in favor.

ARC:

1220 WOC – Install 4 new windows. Approved.

4601 Radford – Remove Magnolia tree. Approved.

Marty made a motion to approve the ARC recommendations. Peter seconded. All were in favor.

GROUNDS AND LAKES: Construction has started on the land west of the Community. Some details of the business will be included in the next Newsletter.

BB Court repairs – After discussion, Bill made a motion to proceed with hiring a contractor for a cost not to exceed \$4,000.00. Peter seconded. All were in favor.

NEWSLETTER: The next quarterly edition will be published later this month.

POOL:

Pool deck work – After discussion, Nick made a motion to accept the bid from All Star Pools for the tile and surface work for a cost not to exceed \$7,000.00. Steve seconded. All were in favor.

WEBSITE: Nick reported that the site has been updated and is working fine.

SCPM MANAGERS REPORT:

Since our last meeting:

We did a drive on 1/23 & 2/6.

Opened 12 new cases.

Closed 14 cases.

Sent 11 second/ third / fourth letters.

There are currently 14 cases open in the Community.

A copy of the last drive report is in your packets.

2 owners are still in violation and another Hearing could be scheduled

Collections:

1175 WOC is in mortgage foreclosure and with the attorney.

1157 WOC has made 2 payments and now has a credit balance.

2014 Annual Dues Notices were sent to all owners on 12/4/2014.

We sent late notices with ledgers to 44 owners on 2/3/2014.

26 owners have made no payment.

December Financials are in your packets.

OLD BUSINESS:

1. Covenant Violations Hearing – Date, time and place to be determined.

NEW BUSINESS:

1. Request to waive late fees – After discussion, Bill made a motion to remove the fees from 1212 WOC. Steve seconded. All were in favor.
2. Spring yard sale is scheduled for April 12, 2014.

ADJOURNMENT:

Peter motioned to adjourn, seconded by Bill. The meeting adjourned at 7:59 p.m.

The next meeting is scheduled for March 11, 2014.

Respectfully submitted,
Mark Jackson, SCPM