

Magnolia Lakes Development HOA

Board of Directors Meeting Minutes
Emmanuel United Methodist Church - 2800 W. Eau Gallie Blvd.,
Melbourne, Florida 32935
June 10, 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, Steve Cotellesse and Marty Cook.
Adel Mikhail and Bill Cook were absent. A quorum was established.
Peter posted notice on the bulletin board on May 29, 2014.

APPROVAL OF MEETING MINUTES:

Peter made a motion to accept the BOD Meeting Minutes from May 13, 2014. Seconded by Marty and the motion was approved unanimously.

TREASURER'S REPORT:

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

Operating Account \$76,825.63

Reserve Account \$5,384.59

Reserve CD at Bank of America \$11,072.51

Reserve MM at BB&T \$28,292.78

Total Funds \$121,575.51

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

ARC: All 3 applications were approved

1127 WOC – re-sod rear yard

1196 WOC – ext. paint

1229 WOC – replace 2 trees

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

GROUNDS AND LAKES: There has been some reported erosion along the banks of the big lake. The Board will give a look and we might have the landscape company try to help. The other picnic table was replaced. Some of the flower plantings on the first island will be relocated to the island with the Notice sign.

NEWSLETTER: No report.

POOL: Peter reported on the recent vandalism damage in the pool area and the pool furniture. Reports will be made to the Melbourne Police.

WEBSITE: No report.

SCPM MANAGERS REPORT:

Since our last meeting:

We did a drive on 5/15 & 5/29

Opened 3 new cases.
Closed 4 cases.
Sent 5 second/ third / fourth letters.
There are currently 12 cases open in the Community.
A copy of the last drive report is in your packets.

Collections:

1175 WOC is in mortgage foreclosure. We have closed the case with the attorney.

2014 Annual Dues Notices were sent to all owners on 12/4/2013.
We sent late notices with ledgers on 2/3, 3/5, 3/25, 4/25 & 6/2/14.

After discussion, Nick made a motion to send 7 owners to collections with the Ruggieri Law Group. Peter seconded. All were in favor.

April Financials are in your packets.

Getting bids on repairing / replacing the BB court.
So far I have 2 bids for repair and 2 for replacement.
Repair bids are \$4,000.00 and \$5,000.00.
Replacement bids are \$10,000.00 and \$19,000.00.
Also researching the possibility of coating the existing pad.

OLD BUSINESS:

None

NEW BUSINESS:

None

ADJOURNMENT:

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

The next meeting is scheduled for July 8, 2014.

Respectfully submitted,
Mark Jackson, SCPM