

# Magnolia Lakes Development HOA

Board of Directors Meeting Minutes  
Emmanuel United Methodist Church - 2800 W. Eau Gallie Blvd.,  
Melbourne, Florida 32935  
July 8, 2014

## **CALL TO ORDER:**

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

## **ROLL CALL:**

Present: Charlotte Rose, Peter Hartshorne, Steve Cotellesse and Marty Cook.  
Nick Fiorello, Adel Mikhail and Bill Cook were absent. A quorum was established.  
Peter posted notice on the bulletin board on July 1, 2014.

## **APPROVAL OF MEETING MINUTES:**

Marty made a motion to accept the BOD Meeting Minutes from June 10, 2014. Seconded by Peter and the motion was approved unanimously.

## **TREASURER'S REPORT:**

Steve provided a Treasurer's report as of June 30, 2014:

Operating Account \$76,407.49

Reserve Account \$5,284.59

Reserve CD at Bank of America \$11,072.51

Reserve MM at BB&T \$28,295.20

Total Funds \$121,059.79

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

## **ARC: All 3 applications were approved**

1111 WOC – ext. paint

1111 WOC – remove oak in rear yard

1126 WOC – install replacement windows

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

**GROUNDS AND LAKES:** Charlotte is contacting the City to get them to repaint the yellow no parking areas in the Community.

**NEWSLETTER:** No report.

**POOL:** Peter reported on the need to add an additional chlorinating unit to the pool. After discussion, Peter made a motion to add the system for a cost not to exceed \$750.00. Marty seconded. All were in favor. Peter has also reported recent vandalism damage in the pool area and to the pool furniture to the police.

**WEBSITE:** No report.

## **SCPM MANAGERS REPORT:**

Since our last meeting:

We did drives on 6/12, 6/26 & 7/7

Opened 3 new cases.

Closed 6 cases.  
Sent 5 second/ third / fourth letters.  
There are currently 9 cases open in the Community.  
A copy of the last drive report is in your packets.

After discussion, Peter made a motion to proceed with the action to levy a \$100.00 per day fine on 1208 WOC and send it to the Hearing Committee. Steve seconded. All were in favor.

**Collections:**

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 & 7/1.  
1175 WOC paid in full.  
6 owners were sent to the attorney for collection in June.  
2 of them have paid.  
One asked for a 1 month extension.  
The bank requested a payoff for 1360 Berryhill last Tuesday.

May Financials are in your packets.

Getting bids on repairing / replacing the BB court.  
So far I have 3 bids for repair and 3 for replacement.  
Adrian gave me a verbal quote of \$8.00 sq/ft.  
That would be the high bid of \$19,040.00.  
Also, I'm still researching the possibility of coating the existing pad.

I inspected some of the erosion areas along the banks of some of the ponds with Paradise last week to get a bid to try some simple repairs. We are looking at about 4 test repairs of about 50 feet long.  
The initial bid is \$2,368.00 per 50 foot section.  
I will get another bid.

**OLD BUSINESS:**

1. BB court – Covered in Managers report
2. Ponds – Covered in Managers report

**NEW BUSINESS:**

1. Annual & Budget Meeting dates  
Annual Meeting will be on October 14<sup>th</sup>.  
Budget meeting will be on November 11<sup>th</sup>.
2. Annual parties  
Harvest party will be held on 10/18.  
Holiday party will be held on 12/6. SCPM will provide the hamburgers, hotdogs and buns.

**ADJOURNMENT:**

Peter motioned to adjourn, seconded by Marty. The meeting adjourned at 8:25 p.m.  
The next meeting is scheduled for August 12, 2014.

Respectfully submitted,  
Mark Jackson, SCPM