

Magnolia Lakes Development HOA

Board of Directors Meeting Minutes
Christian Medi-Share on Eau Gallie Blvd.,
Melbourne, Florida 32934
February 9, 2016

CALL TO ORDER:

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

ROLL CALL:

Present: Charlotte Rose, Nick Fiorello, Steve Cotellesse, Mary Zizzo, Marty Cook, Adel Mikhail, Bruce Porambo, Peter Hartshorne and Mike Bonner. A quorum was established.

Peter posted notice on the bulletin Board on January 31, 2016 and it was also on the website.

APPROVAL OF MEETING MINUTES:

Nick made a motion to accept the BOD Meeting Minutes from January 12, 2016. Seconded by Peter and the motion was approved unanimously.

TREASURER'S REPORT:

Steve provided a Treasurer's report as of 1/31/2016:

Operating Account \$74,845.28

Reserve Account \$11,057.14

Reserve CD at Bank of America \$11,079.63

Reserve MM at BB&T \$25,257.12

Total Funds \$122,239.17

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

ARC: 2 applications were reviewed. Both of them were Approved.

1117 WOC – ext. paint – Approved.

1171 WOC – ext. paint – Approved.

Nick made a motion to accept the ARC recommendations. Marty seconded. All were in favor.

GROUNDS AND LAKES: The front lights on the West wall need some electrical work. Gault Electric will be contacted.

2 of the new plants on the center island appear to be dead. Charlotte will contact Paradise.

Peter made a motion to proceed with the annual mulching of the common areas by Paradise for a cost not to exceed \$1,300.00. Adel seconded. All were in favor.

NEWSLETTER: Bruce volunteered to take over as Editor of the Newsletter.

POOL: Peter reported that a new pool pump was installed.

New Guidelines – The Board reviewed a draft of the Guidelines for owners having private parties on common grounds.

WEBSITE: Nick has updated the site.

SCPM MANAGERS REPORT:

Since our last meeting:

We did a drive on 1/26 & 2/2

Opened 9 new cases.

Closed 10 cases.

Sent 11 second/ third / fourth letters.

There are currently 21 cases open in the Community.

1249 WOC has removed the window a/c but is still not in compliance with the rust stains and driveway. The owners did not attend the Hearing on September 22, 2015.

A 14-day letter and the ledger showing the fines have been mailed to the owners.

After discussion, Nick made a motion to proceed with collections, including liens for the 2 \$1,000.00 fines on the property. Peter seconded. All were in favor.

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

Collections:

2016 Annual Dues Notices were sent to all owners on 11/18/2015.

Late Notices were mailed to 38 owners on 2/4.

2 properties are with the attorney.

Financials are in your packets.

OLD BUSINESS:

1. Irrigation from retention ponds – After discussion, Nick made a motion to send all of the information to the Association Attorney for review and for some direction. Peter seconded. All were in favor.
Steve will provide some of the information he has gathered during his research.

NEW BUSINESS:

1. Office park wood fencing repairs – Owners and Board were instructed to call City Code Enforcement.
2. AT&T cable project – Information was provided to the Board about the Scope of Work and contact information. Door hangers were provided by the contractor to the owners.
3. Owner written requests to waive late fees - Peter made a motion to waive the late fees for 1273 WOC. Steve seconded. All were in favor.

ADJOURNMENT:

Peter motioned to adjourn, seconded by Mike. The meeting adjourned at 8:30 p.m.

The next meeting is scheduled for March 8, 2016. Location TBD.

Respectfully submitted,
Mark Jackson, SCPM