

Magnolia Lakes Development HOA

Board of Directors Meeting Minutes
Christian Medi-Share on Eau Gallie Blvd.,
Melbourne, Florida 32934
May 10, 2016

Christy Starr represented Paradise Lawns

CALL TO ORDER:

Charlotte Rose called the meeting to order at 7:16 p.m.

ROLL CALL:

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

Peter posted notice on the Bulletin Board on May 6, 2016 and it was also on the website.

APPROVAL OF MEETING MINUTES:

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

TREASURER'S REPORT:

Steve provided a Treasurer's report as of 4/30/2016:

Operating Account \$69,833.68

Reserve Account \$22,008.32

Reserve MM at BB&T \$25,261.05

Total Funds \$117, 103.05

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

Steve reported that he has started the process of moving the rest of the bank accounts to BB&T. The signature cards have been signed and he is trying to complete the transition by the end of May.

ARC: 3 applications were reviewed.

2 of them were Not Approved because paint swatches were not yet put on the house for review.

1165 WOC – ext. paint – need paint swatches on the side of the house.

4668 Blackmore – ext. paint – need paint swatches on the side of the house.

Peter made a motion to accept the above ARC recommendations.

Steve seconded. All were in favor.

1174 WOC – Exterior paint colors. The ARC turned this one over to the Board for review. The Board reviewed the requested colors. After discussion, Mike made a motion to approve the colors. Peter seconded. Charlotte, Steve, Marty, Peter, Adel and Mike voted yea. Nick abstained. Motion carried. Bruce did not cast a vote since this is his property.

GROUNDS AND LAKES: Most of this was covered with Paradise prior to the meeting. Steve made a motion to add the Gambusia minnows to the ponds to help with mosquito control for a cost of \$1,000.00. Peter seconded. All were in favor.

NEWSLETTER: No report.

POOL: Peter reported that there has been a lot of vandalism to the pool furniture, most of it from outsiders that are going over the fence into the pool area.

WEBSITE: Nick updated the site today.

SCPM MANAGERS REPORT:

Since our last meeting:

We did a drive on 4/14 & 4/28

Opened 7 new cases.

Closed 15 cases.

Sent 11 second/ third / fourth letters.

There are currently 16 cases open in the Community.

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

After the Board reviewed the report, Peter made a motion to levy fines of \$50.00 per day and send 1153 WOC and 1201 WOC to the Violations / Appeals Committee. Bruce seconded. All were in favor.

Collections:

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

Late Notices were mailed to owners on 2/4, 3/5 & 4/5

1351 WOC sold at auction and the Attorney said that the Association will be paid in full for all dues and attorney fees. After that the bidder did not pay in full so it is not a closed case.

1151 WOC is with the attorney. No money was collected at the sale for the Association.

4600 Radford just went into Mortgage foreclosure last week

4 owners were sent to the Attorney for collections.

3 others are being researched.

One is an APO address.

Financials are in your packets.

OLD BUSINESS:

1. Attorney feedback on Violations / Appeals Committee Results – Steve reported on the response and recommendation from the attorney regarding the situation. After review and discussion, Nick made a motion to re-impose the fine of \$50.00 per day for the nuisance based on all the new information, per Article 3, Section 2 of the Association Declaration of Covenants, Conditions and Restrictions. Bruce seconded. All were in favor.

NEW BUSINESS:

1. Driveway coatings – Tabled.
2. Long term plan for lake erosion - Tabled

ADJOURNMENT:

Peter motioned to adjourn, seconded by Nick. The meeting adjourned at 8:45 p.m.

The next meeting is scheduled for June 14, 2016.

Respectfully submitted,
Mark Jackson, SCPM