

# Magnolia Lakes Development HOA

Board of Directors Meeting Minutes

1773 White Oak Circle

Melbourne, Florida 32934

January 10, 2017

## **CALL TO ORDER:**

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

## **ROLL CALL:**

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

Charlotte posted notice on the Bulletin Board on January 5, 2017 and it was also on the website.

## **APPROVAL OF MEETING MINUTES:**

Nick made a motion to accept the BOD Meeting Minutes from December 13, 2016.

Seconded by Mary and the motion was approved unanimously.

## **TREASURER'S REPORT:**

Steve provided a Treasurer's report as of 12/31/2016:

Operating Account BB&T \$66,892.58

Reserve Account BB&T \$45,613.40

Total Funds \$112,505.98

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

**ARC:** 3 applications were reviewed. All 3 were approved.

1178 WOC – ext. paint

1380 Berryhill – stain driveway only with “Bombay” color

4618 Radford – replace oak trees with palm trees

Mike made a motion to accept the above ARC recommendations. Bruce seconded. All were in favor.

**GROUNDS AND LAKES:** No report

**NEWSLETTER:** The next edition will be later on this month.

## **POOL:**

Camera system for Asset Surveillance – Contract has been signed. Waiting for the installation date. A new sign will be ordered for the pool area.

Pool fence – Mary got multiple bids for replacement. After discussion, Mike made a motion to approve a replacement fence Contract for a cost not to exceed \$6,800.00. Adel seconded. All were in favor.

Pool resurfacing bids – Contract was signed. Expected start date in about 2 weeks. The new

colors for the tile and pool surface need to be picked out by the Board.

**WEBSITE:** Everything is working. Nick has completed the updates.

**SCPM MANAGERS REPORT:**

Since our last meeting:

We did a drive on 12/8/16 & 1/5/17

Opened 16 new cases.

Closed 11 cases.

Sent 13 second/ third / fourth letters.

There are currently 25 cases open in the Community.

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

Collections:

1 owner was sent to the Attorney for collections in October.

A Lien is being filed.

All others paid the 2016 dues.

2017 Annual Dues Notices were sent to all owners the second week of December.

125 owners have paid the 2017 dues

Financials are in your packets.

**OLD BUSINESS:**

1. Appeals Hearing Committee – Nick made a motion to appoint Howard Ewart to the Committee. Adel seconded. All were in favor.

**NEW BUSINESS:** None

**ADJOURNMENT:**

Nick motioned to adjourn, seconded by Adel. The meeting adjourned at 8:20 p.m.

The next meeting is scheduled for February 14, 2017.

Respectfully submitted,

Mark Jackson, SCPM