

Magnolia Lakes Development HOA

Board of Directors Meeting Minutes

1260 Berryhill Drive

Melbourne, Florida 32934

February 14, 2017

CALL TO ORDER:

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

ROLL CALL:

Present: Charlotte Rose, Mike Bonner, Steve Cotellesse, Bruce Porambo, Mary Zizzo, and Adel Mikhail. Nick Fiorello and Marty Cook were absent.

A quorum was established with 6 BOD present.

Charlotte posted notice on the Bulletin Board on February 1, 2017 and it was also on the website.

APPROVAL OF MEETING MINUTES:

Mary made a motion to accept the BOD Meeting Minutes from January 10, 2017.

Seconded by Bruce and the motion was approved unanimously.

TREASURER'S REPORT:

Steve provided a Treasurer's report as of 1/31/2017:

Operating Account BB&T \$85,961.38

Reserve Account BB&T \$37,661.94

Total Funds \$123,623.32

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

ARC: The Committee has resigned.

3 applications were reviewed by the Board.

1177 WOC – ext. paint. Approved

1231 WOC – ext. paint. Approved

4653 Blackmore – The “Bombay” color stain on the driveway was Approved.

Ext. painting of house NOT approved until an ARC application is submitted, with swatches attached, and colors painted on the house. Owner will be sent a new ARC application.

Adel made a motion to approve the results of the 3 ARC applications. Bruce seconded. All were in favor.

After discussion about completion times of ARC projects, Adel made a motion to have all approved ARC projects be completed within 180 days and to add that requirement to the ARC application. Steve seconded. All were in favor.

GROUND AND LAKES: New landscape company is doing a great job. New plants added at the front this week.

NEWSLETTER: No report.

POOL:

Camera system for Asset Surveillance – Job is incomplete. Final payment is being held.

Pool fence – Mary provided a complete packet for the Board.
Ratify Action without a meeting – Adel made a motion to approve the written action by the Board on January 25, 2017 to approve the additional cost of the pool fence. Mary seconded. All were in favor.

Pool resurfacing bids – Pool project is completed.
SCPM is getting prices for a salt chlorinating system and the resealing of the pool deck.

WEBSITE: No report.

SCPM MANAGERS REPORT:

Since our last meeting:

We did a drive on 1/19 & 2/2

Opened 21 new cases.

Closed 12 cases.

Sent 18 second/ third / fourth letters.

There are currently 36 cases open in the Community. (13 of them are driveways)

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

The Board reviewed the report.

After discussion, Bruce made a motion to levy a daily fine of \$50.00 for each violation on the following properties: 1351 Berryhill, 1204 WOC, 1223 WOC & 1229 WOC and to send them to the Appeals / Hearing Committee. Steve seconded. All were in favor.

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.

34 owners were sent late notices last week.

December 2016 Financials are in your packets.

Cabana grout repair estimate is in your packet.

After discussion, Mary made a motion to accept the bid of \$400.00. Steve seconded. All were in favor.

OLD BUSINESS:

1. Appeals Hearing Committee – No report.

NEW BUSINESS: None

ADJOURNMENT:

Adel motioned to adjourn, seconded by Bruce. The meeting adjourned at 8:10 p.m.

The next meeting is scheduled for March 14, 2017.

Respectfully submitted, Mark Jackson, SCPM

On January 25, 2017 Magnolia Lakes Board of Directors calls for a "Meeting without a Meeting" which is represented in writing by this letter and shall be added to the Feb. 14th 2017 Minutes.

The purpose of this Meeting is to amend the cost of the 6' high aluminum fencing that shall replace the current 4' high PVC fencing around the common area pool.

Having received and reviewed several bids at the Jan. 10, 2017 Board meeting, the Board voted to adjust the amount of fencing to be replaced and have 2 companies return and quote prices for 2 additional 6' aluminum fencing panels on the N.E. side of the pool area, the cost was voted not to exceed \$6,800.00.

Since that meeting the 2 companies, "Mossy Oaks, and "Superior" returned and provided a new quote for a total of 196' of 6' high aluminum fencing, including one 6' gate and a lock.

The price of both company's current bids exceeds the voted amount. Therefore, because of the approaching peak usage of the pool, we wish to expedite the process by having this "Meeting without a Meeting" to amend the cost of the fencing.

Mossy Oak's bid comes in at \$7,254.00 with a 6-8 week start timeline

Superior's bid is \$7,900.00 with an 8-12 week start timeline

We have chosen to go with the "Mossy Oaks" company for the fencing project.

Our Bylaws state in Article IV, Section 4.11 Action by Meeting of Directors Without a Meeting:

"Any action which may be taken at a meeting of the Directors, may be taken without a meeting, provided that consent in writing setting forth the action to be taken is signed by all of the Directors, and is filed in the Minutes of the proceedings of the Board."

<u>Charlotte Rose (HOA Presn)</u>	<u>Mary Ann</u>
<u>Sgt. Hutton</u>	<u>N. F. Fox</u>
<u>Mary Zizzo</u>	<u>R. D. P. R.</u>
<u>A. K. H. A. D.</u>	<u>Michael R. Bonner</u>