

Magnolia Lakes Development HOA

Board of Directors Meeting Minutes
Christian Med-Center on Eau Gallie Blvd.
Melbourne, Florida 32934

March 14, 2017

Approved 4/11/17

CALL TO ORDER:

Charlotte Rose called the meeting to order at 7:03 p.m.

ROLL CALL:

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

A quorum was established with 6 BOD present.

Charlotte posted notice on the Bulletin Board on March 4, 2017.

APPROVAL OF MEETING MINUTES:

Steve made a motion to accept the BOD Meeting Minutes from February 14, 2017.

Seconded by Mary and the motion was approved unanimously.

TREASURER'S REPORT:

Steve provided a Treasurer's report as of 2/28/17:

Operating Account BB&T \$86,059.22

Reserve Account BB&T \$27,987.22

Total Funds \$114,046.44

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

ARC: The Board reviewed 4 owner requests.

1126 WOC- Landscape

1126 WOC- Roof

1234 WOC- Paint

4606 Radford- Landscape

Steve motioned to approve 1126 WOC roof, 1126 WOC landscape, and 4606 Radford landscape.

Adele seconded. Motion passed with 5 affirmative votes. Nick abstained.

1234 WOC was denied until swatches are painted on the home.

GROUNDS AND LAKES: Charlotte reported. The city has been called regarding curb paint, we are waiting for a response. The landscaper has been called for dead annuals, we are waiting for a response. An owner requested that plants be installed to cover the lake overflow box. The Board will recommend the owner submit an ARC request and install plants themselves.

NEWSLETTER: Mary reported that the newsletter should go out in June. Please forward any info you would like added to Mary.

POOL:

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

Pool fence – Mary reported that the start date is set for 4/1.

Pool deck – A quote was reviewed. This item was tabled until after the swimming season.
Salt Chlorinating system—A quote in the amount of \$4250 was submitted by All Star Pools.
Mary motioned to accept the quote to install the salt system. Steve seconded. All were in favor.
Repairs to the cabana brick/grout are in the works, and plumbing repairs have been complete.

The Board discussed the many projects that have been funded this year from the reserves. Steve motioned to move \$500 a month from the operating account to reserves. Nick seconded. All were in favor.

WEBSITE: Nick reported that the website has been update.

SCPM MANAGERS REPORT:

Since our last meeting:

We did a drive on 2/16 & 3/2

Opened 18 new cases.

Closed 12 cases.

Sent 41 second/ third / fourth letters.

There are currently 40 cases open in the Community. (13 of them are driveways)

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.

34 owners were sent late notices 2/6

11 owners were sent late notices 3/9

Financials are in your packets.

OLD BUSINESS:

1. Appeals Hearing Committee – No report. The 4 cases that received fines at the 2/14/17 meeting will be reviewed on the next drive. Dates for the hearing have tentatively been set for 4/11/17 at 6PM.

NEW BUSINESS: None

ADJOURNMENT:

Nick motioned to adjourn, seconded by Adele. The meeting adjourned at 8:11 p.m.

The next meeting is scheduled for April 11, 2017.

Respectfully submitted,

Monica Giglio, SCPM