

# Magnolia Lakes Development HOA

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

April 11, 2017

**APPROVED**

## **CALL TO ORDER:**

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

## **ROLL CALL:**

Present: Charlotte Rose, Marty Cook, Steve Cotellesse, Nick Fiorello, Mary Zizzo, Adel Mikhail, Bruce Porambo and Mike Bonner were present  
A quorum was established with 8 BOD present.

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

## **APPROVAL OF MEETING MINUTES:**

Marty made a motion to accept the BOD Meeting Minutes from March 14, 2017.  
Seconded by Mary and the motion was approved unanimously.

## **TREASURER'S REPORT:**

Steve provided a Treasurer's report as of 3/31/17:

Operating Account BB&T \$83,714.47

Reserve Account BB&T \$28,489.61

Total Funds \$112,204.08

The \$500 transfer from operating to reserve has been set up.

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

**ARC:** The Board reviewed 7 owner requests.

4669 Blackmore—Paint

1141 WOC—Fence

1140 WOC—Tile Entry

1272 WOC—Fence

1121 WOC—Landscape

1234 WOC—Paint

1104 WOC—Paint

Steve motioned to approve 4669 Blackmore paint, 1141 WOC fence, 1140 WOC tile entry, 1272 WOC fence, 1121 WOC landscape, 1234 WOC paint, 1104 WOC paint. Bruce seconded. Motion passed with 7 affirmative votes. Nick abstained.

Steve made a motion to appoint Leslie Hayford to the ARC. Mary seconded. Motion passed unanimously.

**GROUNDS AND LAKES:** Charlotte reported. The city responded to our curb painting request and the work is complete. The annuals keep dying. The landscapers will be testing the soil to check for issues. Bruce installed a no swimming sign on the Radford lake.

**NEWSLETTER:** Mary reported that the newsletter is still planned for June. Please forward any info you would like added to Mary by the end of May.

**POOL:**

Camera system for Asset Surveillance – Job is still incomplete. Mike and Bruce have been in contact with representatives from the company. The company is going through a merger. Management will also try contact the reps. Getting the job completed to our satisfaction with the 90 day warranty is the main concern. Final payment is still being held.

Pool fence – Mary reported that the start date was pushed back to the week of 4/17.

Mary purchased new chairs for the pool area. Plumbing work, pressure cleaning and parking line painting has been done. The area looks great. A big thanks to Jack for his time and efforts.

Pool Salt Chlorination System—All Star Pools has ordered the system and it should be installed in about 2 weeks.

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. ARC form need to be updated with 180 day time frame for approved work.

**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

7 owners were sent 14 day final notices on 4/5/17. Steve motioned to turn those owners over to the attorney if payment is not received by 4/19/17. Mike seconded. Motion passed unanimously

Financials are in your packets.

**OLD BUSINESS:**

1. Appeals Hearing Committee – Due to scheduling issues, no appeals hearing has been set for the 4 cases turned over for fines at the February meeting. Management will contact the appeals committee to set a date.

**NEW BUSINESS:**

1. Violations on 98730: The Board discussed the violation and compliance issues regarding 98730. Bruce made a motion to turn this matter over to the Law Office of Frank Ruggeri for his legal opinion. Mike seconded. Motion unanimously passed. Mike was designated to contact Frank Ruggeri, as he has the most knowledge on the situation. Nick made a motion to suspend common area use rights for account 98730. Steve seconded. Motion unanimously passed. A date for the appeals hearing will be set for this issue.

**ADJOURNMENT:**

Nick motioned to adjourn, seconded by Mary. The meeting adjourned at 8:25 p.m.

The next meeting is scheduled for May 9<sup>th</sup>.

Respectfully submitted,  
Monica Giglio, SCPM