

Magnolia Lakes Development HOA

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

May 9, 2017
APPROVED

CALL TO ORDER:

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

ROLL CALL:

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

A quorum was established with members present.

Also present: Monica Giglio representing SCPM.

PROOF OF NOTICE: Charlotte posted notice on the Bulletin Board the week of May 1.

APPROVAL OF MEETING MINUTES: A MOTION was made by Mike and seconded by Adel to approve the minutes of the April 11 meeting. Motion unanimously passed.

TREASURER'S REPORT:

Management presented Steve's treasurer's report as of 4/30/17:

Operating Account BB&T \$80,126.07

Reserve Account BB&T \$28,991.97

Total Funds \$109,118.04

A MOTION was made by Nick and seconded by Mike to accept the treasurer's report. Motion unanimously passed.

ARC: The Board reviewed 3 owner requests.

1180 WOC—House paint

1200 WOC—Patio installation

1260 Berryhill—driveway stain

A MOTION was made by Adel and seconded by Mike to approve the 3 requests as presented.

Motion carried with 5 yea votes. Nick abstained.

A MOTION was made by Adel and seconded by Mike to appoint Stephen Henry to the ARC.

Motion unanimously passed.

A MOTION was made by Adel and seconded by Marty to appoint Dedi Lyell to the ARC. Motion unanimously passed.

GROUNDS AND LAKES: Charlotte reported. Ground Professionals reported results of the soil and water tests. These tests were done to determine why plants and annuals were not surviving. The soil is low and phosphorus, which can be corrected. The water test shows a salt intrusion. A new well may need to be dug. Quotes will be obtained.

NEWSLETTER: Mary reported that the newsletter is still planned for June. A blanket notice to all owners regarding home maintenance will be included to alert owners of the need to pressure clean, maintain sod and paint mailboxes.

POOL:

- Camera system for Asset Surveillance – Job is still incomplete but a service call was set and we are waiting on a new camera to come in to replace the inoperable one. Final payment is still being held.
- Pool fence – Mary reported that the fence is complete, but the permit has not passed inspection yet. Payment to Mossy Oak will be held until then.
- Pool Salt Chlorination System—All Star Pools has installed and the system is up and running.

WEBSITE: Nick reported that the website is updated. Management will send the latest minutes to be uploaded.

SCPM MANAGER'S REPORT:

Since our last meeting:

We did a drive on 4/13 and 4/27. Next one is set for 5/11

Opened 19 new cases.

Closed 13 cases.

Sent 38 second/ third / fourth letters.

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

A MOTION was made by Nick and was seconded by Mary to send any home with over 4 violation letters to the Appeals Committee. Motion unanimously passed.

Home to be sent:

1155 WOC—Pressure cleaning

1238 WOC—Pressure cleaning

1229 WOC—Weeds in flower beds

Collections:

4607 Radford has paid in full. Release of lien needed.

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

Late notices 2/6 and 3/9

14-day Final Notices 4/5/17

At last meeting Board approved to send those owners to collection if not paid by 4/19

Of those owners, 1218 WOC sold and has paid in full

5 owners are with the attorney. List in packet.

All homes sent to the attorney will remain in collections until payment is received or a lien will be placed.

OLD BUSINESS:

1. Account 98730 Violations: The home has been brought into compliance and those violations will be closed. A new violation will be opened to paint the mailbox post. A letter has also been sent regarding the lease of the home, which does not include language that tenants need to follow the restrictions.

NEW BUSINESS:

1. Registered agent—The Board discussed changing the registered agent to the law office of Frank Ruggeri. At this time, the registered agent will remain SCPM.

ADJOURNMENT:

With no further business, A MOTION was made by Adel and seconded by Mary to adjourn the

meeting at 8:14 PM.

The next meeting is scheduled for June 13, 2017
Respectfully submitted,
Monica Giglio, SCPM