

# Magnolia Lakes Development HOA

Board of Directors Meeting Minutes  
Christian Med-Center on Eau Gallie Blvd.  
Melbourne, Florida 32934  
June 13, 2017

## **CALL TO ORDER:**

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

## **ROLL CALL/ESTABLISHMENT OF QUORUM:**

With six director present, a quorum was established.

### Present:

Charlotte Rose, President      Steve Cotellesse, Sec/Treas  
Marty Cook, Director      Nick Fiorello, Director      Adel Mikhail, Director  
Mary Zizzo, Director  
Mike Bonner, Vice President, was absent

Also present: Monica Giglio representing SCPM.

**PROOF OF NOTICE:** Charlotte posted notice on the Bulletin Board June 6, 2017.

**APPROVAL OF MEETING MINUTES:** A MOTION was made by Marty Cook and seconded by Mary Zizzo to approve the minutes of the May 9, 2017 meeting. Motion unanimously passed.

## **TREASURER'S REPORT:**

Management presented Steve's treasurer's report as of 5/31/17:

Operating Account BB&T \$75,213.21

Reserve Account BB&T \$24,143.94

Total Funds \$98,357.15

All capital expenditures are completed and paid in full.

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

**ARC:** The ARC met at 6:45 on 6/13/17 and presented recommendations to the Board.

The Board reviewed 4 owner requests.

1245 WOC—Fence installation- Approve

1249 WOC—House paint--Approve

1127 WOC—water filtration system- Approve

1109 WOC—Tree removal—Denied; no replacement tree was submitted

A MOTION was made by Steve Cotellesse and seconded by Mary Zizzo to approve the recommendations of the ARC. Motion unanimously passed.

An owner in attendance, Stephen Henry, discussed the governing documents, play apparatuses and decorations on lake front homes. At this time, there is no restriction regarding play apparatuses or decorations in the bylaws, except as it pertains to the front yards.

**GROUND AND LAKES:** Charlotte Rose reported. There has been some vandalism at the front of the community. The front sign was damaged. The Christian Medi-Center is also experiencing issues.

**NEWSLETTER:** Mary Zizzo reported. The June newsletter was distributed all homes. Thanks to all that contributed. The next newsletter is planned for late August/early September.

**POOL:**

- Camera system for Asset Surveillance – Steve Cotellesse reported. The job is final complete and final invoice has been set for payment. Steve and Mike are working on camera and system adjustments.
- Pool fence – Mary Zizzo reported. The fence passed final inspection and payment has been sent to Mossy Oak. The job is complete.
- Pool Salt Chlorination System—The system is installed and payment has been sent.

**WEBSITE:** Nick reported that the website is updated.

**SCPM MANAGER'S REPORT:**

Covenant Violations Report:

Since our last meeting:

We did a drive on 5/11, 5/26. Next one is planned for week of 6/12

Opened 15 new cases.

Closed 27 cases.

Sent 9 letters to repeat offenders

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

With the distribution of the June newsletter, all compliance issues will be reviewed heavily, as the newsletter served as a mass, blanket notice to all owners.

Homes for the Board to review: (Tree removals)

4606 Radford: tree removal

4609 Radford: tree removal

4610 Radford: tree removal

These homes violations will still be pursued.

Homes set for July 8<sup>th</sup> Appeals Hearing:

1155 WOC—Pressure cleaning

1229 WOC—Weeds in flower beds

Fine hearing notices will be mailed on 6/23/17

1238 WOC—Pressure cleaning—This home was set for 7/8 fine hearing, but they have complied per 5/26 drive. Owner resp: rec'd 5/6, invoice of cleaning was sent to our office. Was done 5/2.

The Board will review all cases before submitting to committee.

Chair of the committee, Jerry Norton will be moving from the community. Volunteers will be needed.

Collections:

There are 4 homes that have not paid 2017 Annual Dues.

Legal update from Ruggeri's office is enclosed.

Pay off deadline for homes with Ruggeri's office is 6/11/17. After that date, we will need to file liens on homes who have not paid.

2018 Budget—Steve Cotellesse will prepare to be mailed with second notice of annual meeting. Budget will get adopted at 10/10 annual meeting.

2017 Annual Meeting—October 10, 2017. Our docs call for a notice to owners not later than 20 days (9/20) and no sooner than 60 days (8/10). FL Statute now allows HOAs to do away with

nominations from the floor if we allow owners to submit their candidacy forms in advance. This will negate the need to send out ballots and ballot envelopes if no election is truly needed. See attached draft of first notice. The Board agreed that this procedure will be followed.

6/13/17 Issues

- Pool Issues—Health Dept. inspector called. Pool closed today for high chlorine content. Dan Agent to come out to fix issue and re-open. Also, issue with the salt system. Modification Request application needed to be submitted. Dan has already spoke with Will Haggerty. They will complete all necessary paperwork. Pool will NOT need to be closed, nor will we need to change salt system. Dan will adjust system so we don't have high chlorine again. All other issues cited will be taken care of.
- Pool Gate Keys—new keys aren't working. Call into Lock Haven for a service call on lock.
- Pool bathroom lights—Gault Electric can be out Monday 6/19 8:30-9 AM. Mary will give them access.

**OLD BUSINESS: NONE**

**NEW BUSINESS: NONE**

**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 July 11, 2017

Respectfully submitted,

Monica Giglio, SCPM