

Magnolia Lakes Development HOA

Board of Directors Meeting Minutes
Christian Med-Center on Eau Gallie Blvd.
July 11, 2017

CALL TO ORDER:

Charlotte Rose called the meeting to order at 7:05 p.m.

ROLL CALL/ESTABLISHMENT OF QUORUM:

With all director present, a quorum was established.

Present:

Charlotte Rose, President Mike Bonner, Vice President Steve Cotellesse, Sec/Treas
Marty Cook, Director Nick Fiorello, Director
Adel Mikhail, Director Mary Zizzo, Director
Also present: Monica Giglio representing SCPM.

PROOF OF NOTICE: Charlotte posted notice on the Bulletin Board July 5th.

APPROVAL OF MEETING MINUTES: A MOTION was made by Mary Zizzo and seconded by Del Mikhail to approve the minutes of the June 13, 2017 meeting. Motion unanimously passed.

TREASURER'S REPORT:

Management presented Steve's treasurer's report as of 6/30/17:

Operating Account BB&T \$72,162.64

Reserve Account BB&T \$20,018.70

Total Funds \$92,181.34

All capital expenditures are completed and paid in full. We should see an increase in the reserve account as all projects are completed and \$500 is moved over monthly.

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

ARC: No request were submitted this month.

GROUNDS AND LAKES: Charlotte Rose reported there are no major issues. Mary reported that the midge flies are tolerable.

NEWSLETTER: Mary Zizzo reported that the next newsletter will be planned for September. The first notice of the annual meeting needs to go out by August 10th and the September newsletter will supplement this.

POOL:

- Camera system for Asset Surveillance – Steve Cotellesse reported. Minor adjustments are needed. Mike and Steve will handle this.
- Pool Salt Chlorination System—The issue with filing paperwork to the health dept has been resolved. All paperwork has been submitted and will take some time to process. Pool can remain open will it is processing.
- One issue occurred over the July 4th holiday. A BBQ was brought into the pool area and used under the bathroom cabana. The residents were told this was not allowed.
- Pool Gate Locks: Owners were having issues with the pool keys. Lock Haven Locksmith was called out multiple times. The cylinders were cleaned and all seems to be working.

Any owners having key issues should contact Mary Zizzo.

- Steve brought up the insurance renewal in October. The Board wants to make sure we are insured for the correct amounts.

WEBSITE: Nick reported that the website is updated. A survey of amending the documents to forbid play apparatuses on homes that back up to the lack was placed on the site. One owner submitted the survey and was against this amendment.

SCPM MANAGER'S REPORT:

Covenant Violations Report:

Since our last meeting:

We did a drive on 6/15 and 6/30. Next is set for week of 7/10 and 7/24

Opened 85 new cases.

Closed 27 cases.

Sent 55 letters to repeat offenders

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

Pressure Cleaning and Lawns were reviewed 6/15.

Mailboxes were reviewed 6/30.

Tree removal violation letters were also started again.

4606 Radford: tree removal

4609 Radford: tree removal

4610 Radford: tree removal

On the next drive, trees will be reviewed to ensure the proper number of trees are on each lot.

A list will be presented to the Board.

Homes set for July 8th Appeals Hearing:

1229 WOC—Weeds in flower beds

Fine hearing notice was mailed on 6/23/17.

Management spoke to owner on 7/7/17. Email from owner enclosed.

The issue has been resolved and home has been brought into compliance. No fine will be levied.

Collections:

2 homes remain on our past due list.

Intent to Lien letters expired on June 11, 2017. Cost deposit to file lien is \$20 per case.

A MOTION was made by Steve and seconded by Adel to proceed with filing the lien on the last two delinquent accounts. Motion passed unanimously.

All other have paid. Late fees will remain on accounts.

OLD BUSINESS: NONE

NEW BUSINESS: NONE

ADJOURNMENT:

With no further business, A MOTION was made by Nick and seconded by Mary to adjourn the meeting at 8:04 PM.

The next meeting is scheduled for August 8, 2017 at 7PM

Respectfully submitted,

Monica Giglio, SCPM