

Minutes are not approved until the next Board Meeting

Magnolia Lakes Development HOA

Board of Directors Meeting Minutes
Christian Medi-Center on Eau Gallie Blvd.

August 8, 2017

Approved 11/14/17

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

Absent: Mike Bonner, Vice President

Also present: Monica Giglio representing SCPM.

PROOF OF NOTICE: Charlotte posted notice on the Bulletin Board August 1st.

APPROVAL OF MEETING MINUTES: A MOTION was made by Nick and seconded by Mary to approve the minutes of the July 11, 2017 meeting. Motion unanimously passed.

TREASURER'S REPORT:

Management presented Steve's treasurer's report as of 7/31/17:

Operating Account BB&T \$67,585.92

Reserve Account BB&T \$20,520.42

Total Funds \$88,106.34

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

ARC: No request was submitted this month.

GROUNDS AND LAKES: Charlotte Rose reported there are no major issues. Weeds have been an issue, but Ground Professionals has been responsive. The dead crotons at the front need to be removed.

NEWSLETTER: Mary Zizzo reported. The next newsletter is set for September. Owners will be notified of upcoming holiday/social events, garage sale and annual meeting information.

POOL: All pool issues have been resolved. The gate keys seem to be working.

WEBSITE: Nick reported that the website is updated. We may want to look into become a secure site. Cost is \$50-100 annually. Many search engines are rejected non "SSL" secured sites.

SCPM MANAGER'S REPORT:

Covenant Violations Report:

Since our last meeting:

We did a drive on 7/10 and 7/28. Next is set for week of 8/10 and 8/21

Opened 30 new cases.

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Closed 39 cases.

Sent 40 letters to repeat offenders

Homes with less than the required number of trees were reviewed and a list was compiled. A MOTION was made by Nick and seconded by Adel to allow Ruggeri Law review and explain the section of the Declaration that governs landscaping and if it pertains to the current Board or the developer. Motion unanimously passed.

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 delinquent

Liens have been filed on the homes. Account #12645 has petitioned the Board asking to allow for a payment plan. Per Ruggeri's office, the total amount owed for a payment plan would be over \$2,000. This would include all past due assessments, late fees, interest and attorney fees, plus additional fees to monitor and the 2018/2019 annual assessments which would come due during the payoff period. The owner wants to pay \$100 per month. which would take 23 months to pay off.

A MOTION was made by Nick and seconded by Steve to allow the owner until September 8, 2017 to pay the amount due in full to avoid further legal action. The above payoff plan is not accepted. If payoff isn't received by September 8, 2017, the Board will proceed with foreclosing the lien.

Motion unanimously passed.

OLD BUSINESS: NONE

NEW BUSINESS:

1. Senate Bill 398 regarding Estoppels: Management reported that change in the law requiring a recorded resolution adopted by the Board to allow SCPM to continue to charge for estoppel letters for sale. The Board would like to know What the SCPM currently charges for this, how many have been done in the last year and can we revoke this resolution.

ADJOURNMENT:

With no further business, A MOTION was made by Nick and seconded by Adel to adjourn the meeting at 8:03 PM.

The next meeting is scheduled for September 12, 2017 at 7PM

Respectfully submitted,
Monica Giglio, CAM
SCPM