

**Magnolia Lakes Development HOA**  
2017 ANNUAL MEETING  
Christian Medi-Share  
4150 West Eau Gallie Blvd, Melbourne, Florida 32934  
October 10, 2017

**ORGANIZATIONAL MEETING**  
**MINUTES- Approved 11/14/17**

**CALL TO ORDER:** The meeting was called to order at 7:10PM.

**ROLL CALL:** Present: Charlotte Rose, Nick Fiorello, Steve Cotellesse, Mary Zizzo, Mike Bonner and Marty Cook. Adel Mikhail were absent. A quorum was established.

Also present, Monica Giglio from SCPM.

Board Vacancy:

A MOTION was made by Mike and seconded by Steve C. to appoint Steve Henry to a vacant seat on the Board. Motion passed unanimously.

Officers Positions:

Charlotte Rose announced after many years as President, she would be stepping down from this position.

A MOTION was made by Mary and seconded by Marty to appoint Mike as President. Motion unanimously passed.

A MOTION was made by Mike and seconded by Steve C. to appoint Nick as Vice President. Motion unanimously passed

A MOTION was made by Mike and seconded by Mary to appoint Steve C. as Secretary/Treasurer. Motion unanimously passed.

Charlotte, Marty, Mary, Steve H. and Adel will serve as directors.

**ANNOUNCEMENT OF OFFICERS:**

<b>President</b>	<b>Mike Bonner</b>
<b>Vice President</b>	<b>Nick Fiorello</b>
<b>Sec/Treasurer</b>	<b>Steve Cotellesse</b>
<b>Directors</b>	<b>Marty Cook</b>
	<b>Steve Henry</b>
	<b>Adel Mikhail</b>
	<b>Charlotte Rose</b>
	<b>Mary Zizzo</b>

**ARC Report:**

Five ARC requests were reviewed by the committee. Four were approved and one was denied.

A MOTION was made by Nick and seconded by Steve C. to approve the committee's recommendations as presented. Motion passed unanimously.

Lake/Pool/Landscape Report: Mary reported. Owners are complaining about cattails in the lake and a black silt fence that was installed by McWilliams Landscaping. The silt fence will be removed and the lake company will be called to review the cattails. Some are considered beneficial.

It was reported that an owner is spray weed kill all the way down to the lake. This is a violation as per St. Johns Water Mgmt District. A letter will be sent to stop this action.

There was an issue with the Men's room door at the pool. Jack V. fixed it for us, but it may be a temporary fix. Replacement may be necessary.

The Board is not pleased with the current landscaper. The Board will be reviewing options and bidding this service out.

Mike is very pleased with the decrease in vandalism at the pool since the new security cameras have been installed.

Website: Nick reported the website is up and running.

### **Reports of Officers:**

**Treasurer's Report:** Steve C. reported. As of 9/30/17 the operating account balance was \$60,102.97, reserve balance was \$21,523.93, total \$81,626.90.

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

Steve C. presented the 2018 budget to the Board. Annual fees will remain at \$250. Some line items will be adjusted.

A MOTION was made by Mike and seconded by Mary to approve the 2018 budget with fees at \$250 per lot per year. Motion passed unanimously.

The budget adoption meeting notice will be mailed to all owners and adopted at the November meeting.

### **Manager's Report:**

#### Covenant Violations Report:

Since our last meeting:

Drives 8/14, 8/28, 10/3

Two drives were done in September to assess hurricane damage of homes and common property

Opened 56 new cases.

Closed 63 cases.

Sent 71 letters to repeat offenders

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

A MOTION was made by Mike and seconded by Steve C. to assess a \$50 per day fine to any homes with 4 or more violation letters and no response. Motion passed unanimously.

#### Collections:

1 home remains on our past due list.

Acct #12501—For sale. Lien filed. Cost deposit to foreclose lien. The home is being disputed in probate right now.

A MOTION was made by Charlotte and seconded by Steve C. to contact Ruggeri Law regarding this account and follow his advice as to our next step. Motion passed unanimously.

Acct# 12645—Paid in Full. Need satisfaction signed.

A copy of the legal report from Ruggeri is in your packets.

Legal Matters: Enclosed is the attorney opinion re tree removal/replacement in the declaration.

An amendment is suggested by Frank Ruggeri. The Board would like to change a few sections of the Declaration at the same time. The Board will work on this before sending to Frank.

Destroyed Monument Sign: One quote is enclosed.

Working on another quote for comparison. Four sign companies have been contacted. Not many handle mason work. A mason company will need to be contacted. Mary and Mike will also be contacting contractors.

Not covered under insurance. Steve C added that our agent provided a replacement cost of \$20-40K for insurance purposes, so spending \$10K could be realistic. The electric has to be coordinated also.

The agent for the Eau Gallie Office Park has also been contacted about the fence that is down and impeding on our property. The agent, Underill Realty has promised this will be taken care of, but has failed to do so. A letter demanding action will be drafted.

Senate Bill 398 regarding Estoppels: At the last meeting, management reported that change to the Senate Bill 398, which now standardizing estoppels and caps the fees associated with this service.

A MOTION was made by Steve C. and seconded by Mary to allow SCPM to continue to process estoppel certificated for sales in the Association. Motion passed unanimously.

**ADJOURNMENT:**

Nick made a motion to adjourn. Steve C. seconded.

The Organizational Meeting adjourned at 8:05 p.m.

Monica Giglio  
SCPM