

Magnolia Lakes Development HOA

Board of Directors Meeting Minutes
Christian Medi-Center on Eau Gallie Blvd.
November 14, 2017

CALL TO ORDER:

Mike Bonner called the meeting to order at 7:00 p.m.

ROLL CALL/ESTABLISHMENT OF QUORUM:

A quorum was established.

Present:

Mike Bonner, President Nick Fiorello, VP
Steve Cotellesse, Sec/Treas Mary Zizzo, Director

Absent: Adel Mikhail, Director
 Marty Cook, Director

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 8/8/17 and 10/10/17 meetings. Meeting. Motion unanimously passed.

TREASURER'S REPORT:

Management presented Steve's treasurer's report as of 10/31/17

Operating Account BB&T \$57,150.72

Reserve Account BB&T \$22,025.78

Total Funds \$79,176.50

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

ARC: 11 Were submitted and review. 10 were approved. 1 is pending more information. 1128 WOC fence ARC was pending more information. The owner has requested a fence for their tenant. The home is lake side. Per the documents, Page 9, Section 10. (c) i-vii, a variance can be granted if certain conditions are met. The home will be asked to remove until approved.

A Motion was made by Nick and seconded by Charlotte to approve the ARCs recommendation of the 10 approved and 1 pending. 1128 will be requested to provide further information of their conditions for a need for this fence. Motion unanimously passed.

GROUNDS AND LAKES: Charlotte Rose reported. Fence at the office park is being repaired, albeit slowly. We met with Tropic Greenery to review our property and bid a maintenance contract. We are very impressed with the knowledge and suggestions. There are a few items of concern that need to be reviewed now. Ground Professionals is not performing, nor responding timely. There has been reports of weed killer being sprayed at edge of lake. It is from our lake service, who is preventing invasive vegetation from taking over. The company follows guidelines, which will be forwarded to the Board. The lights along Trent house drive need to be repaired/replaced. Gault Electric will be called for all electrical needs.

NEWSLETTER: Mary Zizzo reported. The next newsletter is set for January.

POOL: Mary Zizzo reported. There is a lighting issue at the pool. Gault Electric will be called to review.

WEBSITE: Nick reported that the website is updated.

SCPM MANAGER'S REPORT:

Covenant Violations Report:

Since our last meeting:

We did a drive on 10/25, 11/6. Next is 11/28

Opened 34 new cases.

Closed 48 cases.

Sent 63 letters to repeat offenders. Owners reported multiple letters being sent in the same time frame/same violation. Management will review with admin.

Appeals Committee: A report from the Appeals committee was reviewed. Three owners present volunteered to be appointed to this committee.

A MOTION Was made by Mary and seconded by Charlotte to appoint Joan Werner, Barbara Stephanian, and Carolyn Shoup to the Appeals Committee. Motion unanimously passed. BJ LaClair will be chair/point of contact for the committee. It is called on by the Board as needed. The ladies were thanked for volunteering.

Collections:

Account 12501 is in probate. An opinion from the attorney was review.

A MOTION was made by Nick and seconded by Mary to proceed with collections as the attorney sees fit. Motion unanimously passed.

OLD BUSINESS:

Monument Sign: The Board review quotes to rebuild the east and repair the west monument. It may be more feasible to get new signs. It would give the community an update look. New quotes will be obtained.

The area should be cleaned up. A MOTION Was made by Steve H. and seconded by Nick to have someone removed the bricks and from the damaged sign and place behind west monument to store. Motion passed unanimously.

NEW BUSINESS:

2018 Budget Adoption: The Proposed 2018 Budget was mailed to all owners. The fees will remain at \$250 per year per home.

A MOTION was made by Nick and seconded by Mary to adopt the 2018 budget as presented. Motion unanimously passed.

Landscape Company: The Board reviewed the current, renewing contract from Ground Professionals and new proposal from Tropic Greenery. The quote is higher. The Board would like to utilize Tropic Greenery, as they also maintain the Medi-Center. Tropic Greenery will be asked for their best price.

Amendments to Declaration: The governing documents need to be revised and update.

A MOTION was made by Nick and seconded by Charlotte to form a committee to review the documents and suggest areas in need of an amendment to present to the attorney to draft. Motion passed. The committee members will be Mike Bonner, Nick Fiorello, Steve Henry, Mary Zizzo and Dedi Lyell. The amendments plan to be voted on at the next annual meeting in Oct 2018.

Bring-A- Dish Picnic: The Christmas Picnic is planned for 12/2/17 SCPM will provide hotdogs, hamburgers and condiments.

The pool contract was discussed. The company will be asked for savings from the salt system and an update contract.

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 January 9, 2018. No December meeting is scheduled.

Respectfully submitted,
Monica Giglio, CAM
SCPM