

Magnolia Lakes Development HOA

Board of Directors Meeting Minutes
Christian Medi-Center on Eau Gallie Blvd.
January 9,2018

CALL TO ORDER:

Mike Bonner called the meeting to order at 7:05 p.m.

ROLL CALL/ESTABLISHMENT OF QUORUM:

A quorum was established.

Present:

Mike Bonner, President Nick Fiorello, VP Steve Cotellesse, Sec/Treas
Charlotte Rose, Director Mary Zizzo, Director Marty Cook, Director

Absent: Steve Henry, Director
 Adel Mikhail, Director

Also present: Monica Giglio representing SCPM.

PROOF OF NOTICE: Charlotte posted notice on the Bulletin Board on January 2, 2018.

APPROVAL OF MEETING MINUTES: A motion was made by Nick and seconded by Marty to approve the minutes of the 11/14/17 meeting. Motion unanimously passed.

ARC: 4 requests were submitted and review. All 4 were approved by the committee and the Board.

1128 WOC fence—Management reported that no information has been received. A copy of the letter requesting information surrounding the conditions that make this fence necessary was sent to the renter and management spoke with the renter. A second letter was drafted to the owner. To this date the fence remains. A motion was made by Nick and seconded by Steve to fine the account \$50 per day. Motion unanimously passed.

TREASURER'S REPORT:

Steve C reported:

As of 12/31/17

Operating Account BB&T \$51,345.71

Reserve Account BB&T \$23,029.54

Total Funds \$74,375.25

GROUNDS AND LAKES: Charlotte Rose reported. Fence at the office park is still down in areas. Maybe code enforcement can get involved. The front monument is still an issue. The Board discussed the utility, drainage and access easements around the lakes.

NEWSLETTER: Mary Zizzo reported. The next newsletter is set for mid-January. The Board discussed items to be included.

POOL: Mary Zizzo reported. We are still waiting for estimates from Gault Electric.

WEBSITE: Nick reported that the website is updated.

SCPM MANAGER'S REPORT:

Covenant Violations Report:

Since our last meeting:

Drives 11/27, 12/11, 12/28. Next is set for 1/11

Opened 39 new cases.

Closed 41 cases.

Sent 30 letters to repeat offenders

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

Collections:

Payment Coupons were received by owners on 12/29/17 from BB&T.

Owners are given until 1/31 before late fees/interest are added. Late notices will be sent on 1/31.

The Board can opt to give more time for owners to pay due to receiving the statements late.

1 home remains on our past due list for 2017 fees.

1167 WOC—For sale. Lien filed. Cost deposit to foreclose lien processed. A title search has been performed. No further update or report was submitted by Ruggeri at this time.

Front Signs:

\$175 from Tropic Greenery to remove bricks and place behind West Sign.

Info from sign companies and the City enclosed.

Also, electric information.

Pool & Salt Water Chlorinator: Per Dan Agent of Space Coast pools. He is saving a small amount on chlorine from the salt water system, but does have added labor cleaning the new cell on his visits. He stated he didn't increase us for 2018. His cost of chemicals goes up every year 5%, thus the savings from our salt system evens out with the increase he received. He is more than willing to speak with any Board member about this.

OLD BUSINESS:

Monument Sign: With new information from the City of Melbourne, the fate of the front entrance wall is unclear. The areas that the signs sit on are a city right-of-way and the Association has no right to the area. No permits can be pulled for new signs. The city could possibly take over the right-of-way at any time. Nick is working on a title search for the area. Management has sign companies waiting to bid, but nothing formal can be drafted until permitting can be secured. Other sign quotes to show examples were provided to the Board. A spec will be created to provide to sign companies. The current state of the demolished monument will be cleaned up by Tropic Greenery.

Landscape Company: The Board reviewed new quotes from Tropic Greenery. The contract is about \$300 more than our current vendor. The Board is concerned with funds and the number of projects that need to be tackled, with this added cost. The contract needs to be revised again if there is only 1 monument sign they have to maintain. This item will be tabled.

Amendments to Declaration: The governing document revision are in the works. The committee will meet to discuss amendments now that they holidays have passed.

NEW BUSINESS:

Lighting/Electrical Work: Gault Electric reviewed the median landscape lights and provided a quote to replace with LED lights. This item will be tabled, since lights will be needed for the new sign, and the medians will likely be re-landscaped upon moving of the monument sign.

2018 Statements: The Board and Management discussed the 2018 statements from BB&T and how late they were received by owners. Management formally apologized for lack of response, and blamed email communication issues. The response will be forwarded to the entire Board again. Management walked through the entire budget processing sequence with the Board, from adoption meeting until statements are ordered from BB&T. Steve C. reported there has never been an issue in the past years. Management apologized for this mix-up and will try to correct this as much as possible. The Board is unsure of the next move with SCPM and BB&T.

ADJOURNMENT:

With no further business, a motion was made by Nick and seconded by Steve C to adjourn the meeting. The meeting adjourned at 7:45PM.

Next meeting date: 2/13/18 at 7PM.

Respectfully submitted,
Monica Giglio, CAM
SCPM