

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.
February 13, 2018

CALL TO ORDER:

Mike Bonner called the meeting to order at 7 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 Marty Cook, Director

Absent: Steve Henry, Director

Adel Mikhail, Director

Also present: Monica Giglio representing SCPM.

PROOF OF NOTICE: Notice was on the Bulletin Board two weeks prior to the Board meeting.

APPROVAL OF MEETING MINUTES: A motion was made by Nick and seconded by Steve to approve the minutes of the 1/9/18 meeting. Motion unanimously passed.

ARC: 9 requests were submitted and review. All 9 were approved by the committee and the Board. A motion was made by Steve and seconded by Mary to approve all recommendations by the ARC. All were in favor.

TREASURER'S REPORT:

Steve C reported:

As of 1/31/18

Operating Account BB&T \$85,435.43

Reserve Account BB&T \$23,531.52

Total Funds \$109,058.75

The Board discussed the annual dues statements and potentially having SCPM handle this. The cost may be less through SCPM. Management reported that within the fee for the annual dues statements from BB&T comes the ability for owners to sign up for automatic payments, to pay online with a debit or credit card, and services that allow SCPM to perform our financial obligations to the Association better.

A motion was made by Mary and seconded by Marty to accept the treasurer's report. All were in favor.

GROUNDS AND LAKES: Mike reported. Ground Professionals has been on site and installed mulch and some annuals and trimming has also been done. Since the item of cancelling their contract has been tabled, management will become more vocal with GP, and get quotes for work needed surrounding the front entrance and signage.

NEWSLETTER: Mary Zizzo reported. The next newsletter has been distributed. Next is set for April/May 2018.

POOL: Mary Zizzo reported. The lights are all working. Gault had given a verbal of \$500 to replace all fixtures, photo eyes and sensors, with the HOA supplying the new fixtures.

WEBSITE: Nick reported that the website is updated. He is still look for a good option for an SSL certificate, which ensures our website is safe.

APPEALS COMMITTEE: 1128 WOC fence—Management reported. The fence has been removed. No hearing was needed and no fines were applied. The owner of the home, Invitation Homes promptly emailed compliance, updated their mailing address and submitted the lease.

SCPM MANAGER'S REPORT:

Covenant Violations Report:

Since our last meeting:

Drives 1/11, 1/26, 2/6. Next: week of 2/19

Opened 21 new cases.

Closed 38 cases.

Sent 44 letters to repeat offenders

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

An owner has requested to leave hurricane shutters up while they are out of town. It was suggested that they submit an ARC form and specify the dates they will be gone, so a record is kept for this. Plywood/other materials other than actual hurricane shutters will not be allowed to stay up.

Three homes have five or more compliance letters with no response.

A motion was made by Nick and seconded by Steve C to fine accounts 99160, 12501, and 12571 \$50 per day if they do not comply. All were in favor.

Management will gather info for the Appeals Committee and a hearing will be set.

AR Report:

1st late notices were processed 1/31/18.

An AR list is enclosed.

Also enclosed is the legal report from Ruggeri's office.

1167 WOC: we have received a check directly from the owner, and Ruggeri is also forwarding a check.

Satisfaction of lien needs to be signed.

OLD BUSINESS:

Monument Sign: The Board reviewed three sign designs. The design from Art Kraft signs was well received. It is a concrete sign, with a back-lit medallion. Some changes will be made, and other quotes based on this design will be secured.

Landscape Company: Tabled.

Document Amendments: The Board discussed how to get owners involved with voting. It was suggested that a positive approach be used, informing the owners of our outdated covenants, that require a tree count that our lots just cannot support. Once the verbiage of the amendments is agreed upon, it needs to be sent to the attorney for final drafting and mailed to owners.

NEW BUSINESS: None

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ADJOURNMENT:

With no further business, a motion was made by Steve C. and seconded by Nick to adjourn the meeting. The meeting adjourned at 8:15PM.

Next meeting date: 3/13/18 at 7PM.

Respectfully submitted,
Monica Giglio, CAM
SCPM