

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.  
March 13, 2018

### **CALL TO ORDER:**

Nick Fiorello called the meeting to order at 7:03 p.m.

### **ROLL CALL/ESTABLISHMENT OF QUORUM:**

A quorum was established.

#### Present:

Mike Bonner, President (via speaker phone)

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 March 5, 2018.

**APPROVAL OF MEETING MINUTES:** A motion was made by Mary and seconded by Marty to approve the minutes of the 2/13/18 meeting. Motion unanimously passed.

**ARC:** Requests were reviewed by the ARC and Board. All but two were approved by the committee and the Board. A motion was made by Steve C and seconded by Mary to approve all recommendations by the ARC. All were in favor.

### **TREASURER'S REPORT:**

Steve C reported:

As of 2/28/18

Operating Account BB&T \$86,195.38

Reserve Account BB&T \$24,033.34

Total Funds \$110,228.72

February Debits: \$5,933.33 from the operating. None from Reserves.

February Deposits: \$6,693.28 into the operating. \$501.82 into Reserves.

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

**GROUND AND LAKES:** No formal report at this time. Mary reported the midge flies are not present.

**NEWSLETTER:** Mary Zizzo had no report at this time.

**POOL:** Mary Zizzo reported. We are still having issues with the lights working intermittently. Might be an issue with sensor or the daylight savings change. Jack V. has a list of small projects to be completed.

**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. Management reported on the ability to email blast from the SCPM website soon. We are working on this feature. Owner's emails would need to be collected.

Minutes are not approved until the next Board Meeting

**APPEALS COMMITTEE:** Carolyn Shoup reported. Three homes were set to be reviewed on 3/8/18. Two homes brought their violations into compliance. One home still has not complied and the fines were upheld. Notice will be sent to that owner. Homes are needed pressure cleaning on the sides of the houses. Management will review on the next drive.

**SCPM MANAGER'S REPORT:**

Covenant Violations Report:

Since our last meeting:

Drives 2/20, 3/5. Next: week of 3/19

Opened 22 new cases.

Closed 5 cases.

Sent 8 letters to repeat offenders

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

AR Report: 2018 Collections

Late notices were processed 1/31 and 3/5

An AR list is enclosed. It has been almost three months since the 2018 annual fees were charged. There are 6 homes who have not paid. A motion was made by Mary and seconded by Steve C to pursue collections on these homes if no payment is received by 3/31/18. All were in favor.

**OLD BUSINESS:**

**Monument Sign:** The three companies revised their sign designs based on the decisions at the last meeting. A concrete, back-lit design was agreed upon.

After discussion, a motion was made by Steve C and seconded by Marty to approve the design and quote submitted by Sign Access for \$12,956.97. All were in favor.

Sign Access' design boasts a more durable sign, with graphics that will not deteriorate for over 10 years, and construction that should withstand storm damage. None of their signs installed in Brevard County had any damage from Irma.

The Board reviewed quotes for electric work to the sign. Only one company has submitted a competitive bid, Peay's Electric for \$300. More bids will still be secured to ensure the best price. Demolition of the old signs, grading and sodding of the area where they were, and prep of the median for the new sign was also discussed. Ground Professionals has submitted a price of \$1515 for all this work.

A motion was made by Steve C and seconded by Mary to approve the bid submitted by Ground Professionals for \$1515 to demo old signs and prep median for new signs. All were in favor.

**Document Amendments:** The wording of the amendment has still not been drafted. Carolyn Shoup agreed to volunteer to re-write the tree amendment.

**NEW BUSINESS:**

**Securty Camera System:** Steve C reported issues with the system. He needs volunteers and some materials to access the system and work on it. Nick and Marty volunteered to help Steve.

**ADJOURNMENT:**

With no further business, a motion was made by Mary and seconded by Steve C to adjourn the meeting. The meeting adjourned at 8:03PM.

Next meeting date: 4/10/18 at 7PM.

Respectfully submitted,

Monica Giglio, CAM

SCPM