

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.
April 10, 2018

CALL TO ORDER:

Mike Bonner called the meeting to order at 7:03 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 4/2/18.

APPROVAL OF MEETING MINUTES: A motion was made by Marty and seconded by Mary to approve the minutes of the 3/13/18 meeting. Motion unanimously passed.

ARC: Five requests were reviewed by the ARC and Board. All 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 3/31/18

Operating Account BB&T \$78,701.88

Reserve Account BB&T \$24,535.40

Total Funds \$103,237.28

March Debits: \$10,303.08 from the operating (Deposit for the new sign). None from Reserves.

March Deposits: \$2,809.58 into the operating. \$502.06 into Reserves.

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. The irrigation pump by the pool house was no working and we were losing grass near the basketball court. The pump was replaced and is in working order. Mary mentioned the palms by the pool need trimming. A date will be secured for this. The area around the back side of the east lake is not being mowed. Lily pads in the small lake need to be reviewed, as they are encroaching. Mary will get with the contractors about this.

NEWSLETTER: Mary reported the next newsletter is set for June.

POOL: Mary reported. A quote from Peay's electric for \$95 was accepted to fix the lights at the pool. Jack V. was asked to do some small maintenance work. He will be pressure cleaning areas and painting the bathroom floors. Mary will be purchasing a new hose reel.

WEBSITE: Nick reported that the website is up and running. The Board discussed who would be included on emails from owners via the website.

APPEALS COMMITTEE: The committee is thanked for their efforts. Many homes have complied, and the neighborhood is looking good. A hearing is set for

SCPM MANAGER'S REPORT:

Covenant Violations Report:

Since our last meeting:

Drives 3/5, 3/16, 3/27. Next: week of 4/9

Opened 27 new cases.

Closed 25 cases.

Sent 8 letters to repeat offenders

A copy of the last drive report is in your packets. Homes with 3 or more letters will be set for the May 3, 2018 hearing date.

AR Report: 2018 Collections

Late notices were processed 1/31 and 3/5

An AR list is enclosed. It is time to send those homes to the attorney for non-payment.

OLD BUSINESS:

Monument Sign: Management reported. The sign is in permitting. Since Peay's Electric will be doing the pool lights, they will also be doing the sign hook up and demo of the old sign electric. Ground Professionals will be doing the old sign demo, palm tree removal and prepping the area where the new sign will be constructed.

Document Amendments: The Board agreed that all tree amount/type/size should be removed from the documents. Management will type up a draft for the Board to review and it will be sent to the attorney for formal drafting for owner's votes. The ARC will determine the size of replacements if owners want to remove and replace trees.

NEW BUSINESS:

A motion was made by Nick and seconded by Steve that meetings will last no longer than 1 hour if possible. All were in favor.

ADJOURNMENT:

With no further business, a motion was made by Nick and seconded by Mike to adjourn the meeting. The meeting adjourned at 8:05PM.

Next meeting date: 5/8/18 at 7PM.

Respectfully submitted,

Monica Giglio, CAM

SCPM