

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.
June 12, 2018

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
Marty Cook, Director Adel Mikhail, Director
Absent: Steve Henry, Director

Also present: Monica Giglio representing SCPM.

PROOF OF NOTICE: Notice was on the bulletin board June 5, 2018.

APPROVAL OF MEETING MINUTES: A motion was made by Nick and seconded by Adel to approve the minutes of the 4/10/18 meeting. Motion unanimously passed.

ARC: -- requests were reviewed by the ARC and Board, all being roof replacement. All were approved by the committee and the Board. A motion was made by Nick and seconded by Mary to approve all recommendations by the ARC. All were in favor.

TREASURER'S REPORT:

Steve C reported:

As of 5/31/18

Operating Account BB&T \$73,360.58

Reserve Account BB&T \$24,939.51

Total Funds \$98,300.09

May Debits: \$4,144.21 from the operating. None from Reserves.

May Deposits: \$338.03 into the operating. \$502.10 into Reserves.

We have still only paid for the down payment of the sign. No invoices have been received for landscape work needed, and the electrician has not been able to do work do to permitting issues, discussed under new business.

Steve reported that Ground Professionals hadn't been paid at all for their work this year. The error was realized in May, and a bulk payment will be processed to catch them up.

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

GROUNDS AND LAKES: Mary reported. The lily pads have been treated and are gone. We do have some algae, which seems to have controlled the midge flies. Mike questioned the front irrigation pump that Ground Professionals reported as leaking. A large brown spot in the grass by the pool has developed. Management will ask GP to look at these items.

NEWSLETTER: Mary submitted her draft of the newsletter for review. The newsletter will be mailed with the first Annual Meeting notice to be sent to all owner 8/8/18. Neighborhood parties are still up for discussion if owners volunteer to help.

POOL: Mary reported. We are having a small issue with the keys not working the ladies room door. Mary is working on this. Jack Vilardi has done a lot of work around the pool and it looks great. The Board appreciates Jack's hard work. The only thing left is to fix the lighting. The \$95 quote from contingent on them doing all the work at the pool and font signs together and permitting/the City of Melbourne is still an issue.

WEBSITE: Nick reported that the website is up and running.

APPEALS COMMITTEE: Management reported that there are many homes with 3+ violation letters and no response or action towards compliance. A motion was made by Nick and seconded by Steve to fine those homes with multiple violations letters and no response \$50 per day for each day the violation exists. All were in favor and the motion carried. A hearing is set for July 1, 2018 at 5:30PM at the pool. Only those owners (or someone they designate as their agent/representative) who receive a formal notice via certified, return receipt mail can attend.

Manager's Report:

Covenant Violations Report:

Since our last meeting:

Drives: 5/4, 5/16, 6/4. Next: week of 6/18

Opened 39 new cases.

Closed 26 cases.

Sent 51 letters to repeat offenders

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

AR Report: 2018 Collections

All accounts have paid for 2018.

Acct# 12501 has been fined \$1,000 for violations. This account has been turned over to the attorney. Someone has purchased the home. They are currently leasing the home and will close on 6/22. The new owner has been to SCPM office. She has been given the public HOA website info. Once she has formally closed and we have her closing information, she will be logged into our system. Work is being done to the exterior of the home. It is uncertain at this time if the HOA will be able to collect the fines on this account, but no maintenance fees are owed.

The Board discussed pool keys and if it was the HOA's responsibility to furnish keys to new owners if the old owners did not pass them down. The Board felt it was not up to the HOA to fund new keys for the new owners and they must be purchased at \$25 each.

OLD BUSINESS:

Monument Sign: Mike Bonner reported. The new sign is up and it looks great. One issue did arise, the company posted their logo on the front of the sign, without permission. It is very noticeable, and holes were drilled into our signs to attach it. The company asked if a plaque that matched our sign (as opposed to the blue plaque) could be installed. The Board decided they do not want any advertisement on the sign.

The electrical work for the new and old signs is being held up by City of Melbourne. They claim that our private utilities (irrigation and electrical) in the median on Trent House Dr. which is considered a public right of way. A Right of Way Use agreement is needed. The officers have reviewed the agreement paperwork, but there are some questions regarding the requirements of additional insurance needed. Steve C will be contacting our insurance agent and management will be sending it to the attorney for review before any moves are made.

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Document Amendments: Ruggeri Law Office provided a draft of the 12 Amendment to the Declaration. The amendment will address the issues of required number of trees on lots, bring that number down to one tree. Owners will still need to put in ARC requests to remove and add trees. The amendment will also lower to percentage of votes to amend the declaration. At this time it is 2/3 of the membership. The amendment will allow 2/3 of those voting interests attending the meeting in person or in proxy, once a quorum has been established. It will also remove a reference to the developer.

NEW BUSINESS: NONE.

ADJOURNMENT:

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

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

Respectfully submitted,
Monica Giglio, CAM
SCPM