

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.  
July 10, 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  
Mary Zizzo, Director      Marty Cook, Director      Adel Mikhail, Director

Absent:      Steve Cotellesse, Sec/Treas  
                Steve Henry, Director

Also present: Monica Giglio representing SCPM.

Management reported that an email was received by Stephen Henry, formally resigning from the Board. He has sold his home in the Association. The Board acknowledge his resignation.

**PROOF OF NOTICE:** Notice was on the bulletin board July 2, 2018.

**APPROVAL OF MEETING MINUTES:** A motion was made by Marty and seconded by Mary to approve the minutes of the 6/12/18 meeting. Motion unanimously passed.

**ARC:** Requests were reviewed by the ARC and Board. All were approved by the committee and the Board. A motion was made by Nick and seconded by Marty to approve all recommendations by the ARC. All were in favor.

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

Nick reported for Steve C.

As of 6/30/18

Operating Account BB&T \$65,001.45

Reserve Account BB&T \$25,441.58

Total Funds \$90,443.03

June Debits: \$8435.65 from the operating. None from Reserves.

June Deposits: \$76.52 into the operating. \$502.07 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:** Mary reported. Alligators have been removed from the lake. A call was placed to the lake maintenance company to treat an algae bloom. Ground Professionals will be called to treat for pests and weeds in the common areas. We are in need of picnic tables or benches at the basketball area.

**NEWSLETTER:** Mary is still working on the newsletter. It will be hand delivered to residents. Social parties may not be considered in the future due to lack on interest and volunteers.

**POOL:** Mary reported. Plumbing is all working. We still have an issue with the drinking fountain. Management will contact health dept if it is a requirement to have a fountain. The chairs need to be cleaned. Ants seem to be under control. The lights are still and issue. Management will contact Peays Electric to come out and fulfill that part of the quote, regardless of the bundling of the

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services with the front area, which is still being held up by the City.

**WEBSITE:** Nick reported that the website is up and running. Hosting a community Facebook page was discussed.

**APPEALS COMMITTEE:** The Appeals committee reported on the 7/1/18 hearing. Some homes complied, some complied partially, some complied after the hearing and received partial fines. Three homes did not comply, did not attend, and will be charged the full amount of the fines if compliance is not met.

The timing of the compliance drives and frequency of letters was discussed. Management is contracted to drive twice a month, which doesn't give much time between drives for owners to act on certain items. Drives will still be done twice per month, owners will be given 30 days between letters to rectify issues. The wording of the compliance letters will be reviewed.

Covenant Violations Report:

Since our last meeting:

Drives: 6/25, 7/9 Next: week of 7/23

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

Acct #98991 is with the attorney for collections. All others have paid.

Acct# 12501 has been fined \$1,000 for violations.

The opposing attorney is requesting settle the balance for \$800.00. I have attached the intent lien letter as the amount due is \$1,351.28. The Board agreed that this will suffice and accepted the offer, so this matter can be closed. The new owner of the homes has made great improvements to the home.

**OLD BUSINESS:**

**Monument Sign:** All information regarding the needed Right of Way agreement between the City and the HOA has been received and was reviewed by the HOA attorney and insurance agent. Our attorney advised that this was a normal document and was often drawn up and had common verbiage. It was necessary to add the City and an insured, which only cost an additional \$13. The ROW has been signed and notarized and management has already contacted the city to get this underway. Once it is executed, Peays Electric can pull their permit and complete the front entrance project.

**Document Amendments:** Management drafted a cover letter for the annual meeting, explaining the nature of the two amendments. This will go out August 8, 2018.

Management also noted that we should plan to have the budget ready for adoption at the October meeting. It will need to be mailed out no later than September 25 to the members.

**NEW BUSINESS: NONE.**

**ADJOURNMENT:**

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

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Next meeting date: September 11, 2018. NO AUGUST MEETING

Respectfully submitted,  
Monica Giglio, CAM  
SCPM