

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.
September 11, 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 Adel Mikhail, Director

Also present: Monica Giglio representing SCPM.

Management reported that an email was received by Marty Cook, formally resigning from the Board. Marty was thanked for his hard work and dedication on the Board. The directors accepted his resignation.

PROOF OF NOTICE: Notice was on the bulletin board the week of September 3.

APPROVAL OF MEETING MINUTES: A motion was made by Mary and seconded by Adel to approve the minutes of the 7/10/18 meeting. Motion unanimously passed.

ARC: 7 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 Mary to approve all recommendations by the ARC. All were in favor.

TREASURER'S REPORT:

Nick reported for Steve C.

As of 8/31/18

Operating Account BB&T \$48,762.05

Reserve Account BB&T \$26,444.94

Total Funds \$75,207.99

July & August Debits: \$17,146.51 from the operating. None from Reserves.

July & August Deposits: \$934.72 into the operating. \$1,003.36 into Reserves.

The Board discussed moving funds into reserves from the operating, once the December financials are received and reviewed.

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

GROUNDS AND LAKES: Mary reported. Mary questioned if our wells are OK. They seem to be functioning fine. The lakes were spray and the grass on the lake banks has died. The lake maintenance company will be contacted regarding this. Midge flies were bad, but since we are exiting the season, no action will be taken.

POOL: Mary reported. There are some items that need to be address. The pool fencing was vandalized. The drinking fountain needs to be removed. The shower pulls need to be changed out, and the pool lights are not working. Management will contact contractors for this work.

WEBSITE: Nick reported that the website is up and running. Hosting a community Facebook page was discussed. Some board members are hesitant on utilizing Facebook.

Manager's Report:

Covenant Violations Report:

Since our last meeting:

Drives: 8/1, 8/15, 9/7. Next: week of 9/17

Opened 38 new cases.

Closed 55 cases.

Sent 21 letters to repeat offenders

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

An appeal from the owner of 1115 WOC was received for the fine on their account. They were notified of a large stain on their house, they received a \$400 fine. The house has since been painted. The Board reviewed the letter submitted by the owner's son.

A motion was made by Mary and seconded by Adel to waive \$200 from the fine. All were in favor and the motion passed. Management will notify the owner.

AR Report: 2018 Collections

1167 WOC: We have received the final disbursement check and this account will be off our AR list within the week.

OLD BUSINESS:

Monument Sign: The sign is in and is lit. Tropic Greenery has submitted a landscape plan. A motion was made by Adel and seconded by Mary to accept the quote in the amount of \$2874 from Tropic Greenery. All were in favor and the motion passed.

Landscape Contract—A motion was made by Nick and seconded by Mary to approve the cancellation of Ground Professionals contract effective October 1 and accept the Tropic Greenery proposal. All were in favor and the motion passed.

NEW BUSINESS:

2019 Budget: The Board reviewed the 2019 budget. An increase to \$275 was proposed. The budget will be adopted at the October 9 Annual Meeting.

ADJOURNMENT:

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

Next meeting date: October 9, 2018—Annual Members Meeting and Budget Adoption Meeting

Respectfully submitted,
Monica Giglio, CAM
SCPM