

Minutes are not approved until the next Board Meeting

## *Magnolia Lakes Development HOA*

Board of Directors Organizational Meeting Minutes

Christian Medi-Center on Eau Gallie Blvd.

November 13, 2018

### **CALL TO ORDER:**

The meeting was called to order at 7:09 PM

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

A quorum was established.

President; Mike Bonner

Vice President: Nice Fiorello

Secretary/Treasurer: Steve Cotellesse

Directors:     Leona Braun  
                  Roger McCarley  
                  Ron Petrella  
                  Mary Zizzo

A letter of resignation was received from Adel Mikail. His time and efforts on the Board were appreciated.

Also present: Monica Giglio representing SCPM.

**PROOF OF NOTICE:** Mary reported that notice was posted on the bulletin board 11/5/18.

**APPROVAL OF MEETING MINUTES:** A motion was made by Nick and seconded by Mary to approve the minutes of the 10/9/18 Organizational meeting. Motion unanimously passed.

**ARC:** 2 Requests were reviewed by the ARC and Board. All were approved by the committee and the Board. A motion was made by Leona and seconded by Roger to approve the report of the ARC. All were in favor.

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

Steve C reported:

As of 10/31/18

Operating Account BB&T \$31,832.69

Reserve Account BB&T \$27,445.84

Total Funds \$59,277.53

Oct Debits: \$12,142.53 from the operating. None from Reserves.

Oct Deposits: \$25.03 into the operating. \$500.46 into Reserves.

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

**Grounds & Lakes:** Mary reported. A meeting with representatives from Aquatic Systems was held to discuss a new contract. We currently pay \$300 p/m. A new contract would be \$320 p/m. Mary invited Oliver Bond to attend the January meeting to present information about his company.

Tropic Greenery is doing great. Poinsettias will be purchased for the front sign for the holidays. Some clean up of plants/trees around the pool is needed. The Board would like Peays to review the landscape lights on either side of the entrance reviewed.

**Newsletter:** Mary reported. There will be a newsletter in Jan 2019.

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**Pool:** Mary reported. All is good at the pool. Lights are working. She purchased new chairs.

**Website:** Nick reported. The webmail was updated to include the new Board members.

**Manager's Report:**

Covenant Violations Report:

Since our last meeting:

Drives: 10/22, 11/5 Next is set for 11/19

Opened 22

Closed 60

Repeat 17

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

AR Report: 2018 Collections

1167 WOC has sold. Not sure if owner went through a title company. Our records and BCPAO still show old owner. Once we have deed/closing documents our records will be updated.

Annual Statements have been ordered. Owners should have them before the end of November.

Collection procedures will begin on 1/31/18 for delinquent homes.

Any home not paid should be with the attorney by March 1<sup>st</sup>.

**OLD BUSINESS: NONE**

**NEW BUSINESS: NONE**

**ADJOURNMENT:**

With no further business, the meeting adjourned at 8:02PM

Next meeting date: January 8, 2019

Respectfully submitted,

Monica Giglio, CAM

SCPM