

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.

January 8, 2019

### **CALL TO ORDER:**

The meeting was called to order at 7 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  
                  Mary Zizzo

Absent: Ron Petrella

Also present: Monica Giglio representing SCPM.

Oliver Bond, representing Aquatic Systems, was invited as a guest speaker to discuss a new lake maintenance contract and methods to control midge flies. The Board and audience asked questions. Revised quotes for these services will be provided and the Board will vote at the February meeting.

**PROOF OF NOTICE:** Mary reported that notice was posted on the bulletin board 12/31/18.

**APPROVAL OF MEETING MINUTES:** A motion was made by Nick and seconded by Mary to approve the minutes of the 11/13/18 Board meeting. Motion unanimously passed.

**ARC:**8 Requests were reviewed by the ARC and Board. All were approved by the committee and the Board. A motion was made by Steve and seconded by Nick to approve the report of the ARC. All were in favor.

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

Steve C reported:

As of 12/31/18

Operating Account BB&T \$63,504.59

Reserve Account BB&T \$28,446.77

Total Funds \$91,951.36

Nov Debits: \$4,113.24 from the operating. None from Reserves.

Nov Deposits: \$15,400.26 into the operating. \$500.45 into Reserves.

Dec Debits: \$3,745.06 from operating. None from Reserves.

Dec Deposits: \$24,130.39 into operating. \$500.48 into Reserves.

We planned to end the year with about \$24,000 in operating and hit that mark.

Steve suggested that funds be moved from operating into the reserve.

A motion was made by Ric and seconded by Leona to move \$12,500 from the operating account into the reserve account. Motion passed unanimously.

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 key to the pool was given to the new landscape company. We are not pleased with the poinsettias installed. Management will contact landscapers to advise.

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It is time for the city to come out and paint the yellow curbing in the community. We also should ask them to install a No Parking sign at the Southwest corner of White Oak Cir. Many people park there, and it has become a hazard. Mike reported that parking is an issue in general. He would like to give Melbourne Police Department the Board's blessing to come in and issue citation for parking and stand behind their actions.

A motion was made by Nick and seconded by Steve to support Melbourne Police Department in reviewing the parking and issuing citations to violators. Motion passed unanimously.

A letter will be drafted to the PD stating such.

The Board reviewed the quote from Peay's Electric for work at the front entrance. There is still some confusion surrounding the quotes, but much of it is needed work. A down light pole also need to be quoted and replaced.

A motion was made by Nick and seconded by Steve to replace the downed light pole at a cost not to exceed \$300 and table the other items on the quote. Motion passed unanimously.

After some discussion, a motion was made by Nick and seconded by Roger to approve items 1-5 on the Peay's quote, totaling \$945. Item 6 will be eliminated at this time until further research. Motion passed unanimously.

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

**Pool:** Mary reported. All is good at the pool. We will need a new life ring.

**Website:** Nick reported. The webmail was updated.

### **Manager's Report:**

Covenant Violations Report:

Since our last meeting:

Drives: 11/5, 11/27, 12/11, 12/20, 1/2. Next is set for week of 1/14

New: 43

Closed: 28

Repeat: 19

A copy of the last drive report is in your packets. A few homes have had 3+ letters for pressure cleaning, but many owners where witnessed cleaning this weekend. Management will review on next drive.

AR Report: 2019 Collections

1<sup>st</sup> late statements will be processed by 1/31.

A recent AR list is in the packets.

The latest report from Ruggeri's office was presented. One home is in mortgage foreclosure, but to date they are paying their fees, and there is no update, but legal is monitoring.

**OLD BUSINESS: NONE**

### **NEW BUSINESS:**

**Lake Maintenance Quote:** Tabled until February meeting.

**Legal- Combining Amendments to Declaration:** The Board presented questions for the attorney. This will be tabled until February meeting.

### **ADJOURNMENT:**

With no further business, a motion was made by Mary and seconded by Nick to adjourn the

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meeting. The meeting adjourned at 8:35PM

Next meeting date: February 12, 2019

Respectfully submitted,  
Monica Riley, CAM  
SCPM