

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.

February 12, 2019

CALL TO ORDER:

The meeting was called to order at 7:02PM

ROLL CALL/ESTABLISHMENT OF QUORUM:

A quorum was established.

President; Mike Bonner

Secretary/Treasurer: Steve Cotellesse

Directors: Leona Braun

Roger McCarley

Ron Petrella

Mary Zizzo

Absent: Vice President: Nick Fiorello

Also present: Monica Riley representing SCPM.

PROOF OF NOTICE: Mary reported that notice was posted on the bulletin 10 days prior to the meeting

APPROVAL OF MEETING MINUTES: A motion was made by Mary and seconded by Leona to approve the minutes of the 1/9/19 Board meeting with spelling changes. Motion unanimously passed.

ARC: 17 Requests were reviewed by the ARC and Board. All were approved by the committee and the Board. Mike thanked the ARC for their efforts. A motion was made by Mary and seconded by Roger to approve the report of the ARC. All were in favor.

TREASURER'S REPORT:

Steve C reported:

As of 1/31/19

Operating Account BB&T \$61,449.55

Reserve Account BB&T \$40,252.31

Total Funds \$101,701.86

Jan Debits: \$18,210.56 from the operating (included \$12,500 from OP to reserves). \$1,195 from Reserves.

Jan Deposits: \$15,400.26 into the operating. \$13,000.54 into Reserves (Included \$12,500 from OP).

Grounds & Lakes: Mary reported. We are still waiting for the City of Melbourne to come re-paint the yellow curb as it is all pitted.

A new quote for electrical work from Peay's was submitted after meeting with Mary on site. The Board reviewed and discussed. A motion was made by Leona and seconded by Roger to approve the quote in full, in the amount of \$1220 plus the cost of permit. All were in favor and the motion carried.

Newsletter: Mary reported. Next newsletter will be Summer 2019. Mike added items for the next letter, to include: ARC Procedure and specify that we committee/Board members are

Minutes are not approved until the next Board Meeting

volunteers, all forms should go to management, not directly to those members.

Pool: Mary reported. A new pool ring was purchased. A new fire extinguisher will be purchased for \$40. Nick made new end caps for legs of chairs with his 3-D printer. Timer on lights need adjustment. Steve needs help to access camera system to do some work.

Website: Nick was absent. Management reported website is still up and running.

Manager's Report:

Covenant Violations Report:

Since our last meeting:

Drives: 1/14, 2/4. Next is set for week of 2/18

New: 25-

Closed: 3-

Repeat: 8-

A copy of the last drive report is in your packets. One home has not responded to letters for pressure cleaning driveway. The Board will review, a certified letter will be sent to the owner. If no compliance, the Board will vote to fine at March meeting.

AR Report: 2019 Collections

The AR list was pulled 2/4, after lockbox and weekend payments were processed, and late notices were sent.

Those owners who do not respond or pay by 2/15 will receive a final demand letter, sent certified, return receipt mail, giving them 14 days to pay or else they will be sent to collections.

If those owners still do not respond or pay by 3/1, if the Board votes, they will be sent to the attorney to start the collection procedure.

A recent AR list is enclosed. The list has been reviewed to make sure all owners listed are current owners in BCPAO.

Owner in the audience were asked to volunteer for the Appeals Committee. One owner, Mr. Randy Young, accepted. A motion was made by Steve and seconded by Mary to appoint Mr. Randy Young to the appeals committee. Motion passed unanimously.

OLD BUSINESS:

Lake Maintenance Quote: The Board reviewed quotes submitted by Aquatic Systems for lake maintenance service and 2 midge fly prevention, chemicals and fish.

Prices are as follows:

Monthly Lake Maintenance: \$320 p/m

Chemical Midge Fly: \$2668

Fish- Midge Fly: \$2364

After discussion, a motion was made by Leona and seconded by Mary to approve the new contract with Aquatic Systems for monthly lake maintenance in the amount of \$320 per month. Motion passed unanimously. Start date will be April 1, 2019.

A motion was made by Mary and seconded by Leona to approve the installation of fish for midge fly prevention on the amount of \$2364. Motion passed unanimously.

Legal- Combining Amendments to Declaration: After discussion with the attorney, it was confirmed that the "as-built" declaration would include all amendment wording, and not include underlines and strike throughs. This will make a clean copy of the declaration with all current amendments, so residents can look in one place for the Covenants Codes and Restrictions.

Minutes are not approved until the next Board Meeting

Attorney Ruggeri will perform this service for a flat fee of \$750.

A motion was made by Steve and seconded by Mary to approve the As-Built Declaration re-write for \$750. Motion passed unanimously.

NEW BUSINESS:

Leona discussed resurrecting the Social Committee and would volunteer as the Chair. More info will be brought to the March meeting for discussion.

ADJOURNMENT:

With no further business, a motion was made by Leona and seconded by Steve to adjourn the meeting. The meeting adjourned at 8:02PM

Next meeting date: March 12, 2019

Respectfully submitted,
Monica Riley, CAM
SCPM