

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.

March 12, 2019

CALL TO ORDER:

The meeting was called to order at 7:00PM

Prior to the meeting business, an owner, Brian Kilcommons requested to address the Board. He was allowed. Mr. Kilcommons proceeded to discuss issues with his landscaping business that had been brought to his attention, specifically regarding blowing grass clippings out of the street. Mr. Kilcommons expressed his concern with this, as he takes much pride in his work. Discussion ensued, and the Board and Mr. Kilcommons came to an agreement that no issue was present, and the Board would not be pursuing anything further. Mr. Kilcommons thanked the Board for listening to his concerns, and the Board thanked him for attending the meeting.

ROLL CALL/ESTABLISHMENT OF QUORUM:

A quorum was established.

President; Mike Bonner

Vice President: Nick Fiorello

Secretary/Treasurer: Steve Cotellesse

Directors: Leona Braun
 Roger McCarley
 Mary Zizzo

Absent: Ron Petrella

Also present: Monica Riley representing SCPM.

PROOF OF NOTICE: Notice was posted at least 48 hrs prior to the meeting per FL Statute 720.

APPROVAL OF MEETING MINUTES: A motion was made by Mary and seconded by Leona to approve the minutes of the 2/12/19 Board. Motion unanimously passed.

ARC: 14 Requests were reviewed by the ARC and Board. 13 were approved by the committee and the Board, 1 roof request was not approved as no shingle color was provided. A motion was made by Nick and seconded by Steve to approve the report of the ARC. All were in favor.

TREASURER'S REPORT:

Steve C reported:

As of 2/28/19

Operating Account BB&T \$61,021.02

Reserve Account BB&T \$ 40,752.93

Total Funds \$ **101,773.95**

Feb Debits: \$ **4,259.91** from the operating. Zero from Reserves.

Feb Deposits: \$ **3,831.38** into the operating. \$ **500.62** into Reserves.

Steve will be having surgery in late March. Management will make sure March financials are in for him to approve. A motion was made by Mary and seconded by Nick to approve the treasurer's report. All were in favor.

- **Grounds & Lakes:** Mary reported. The neighborhood is looking good. Many projects are underway.
- **Newsletter:** Mary reported the next newsletter will be published in June.

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- **Pool:** Mary reported. We have a new fire extinguisher. All else is good and we are ready for summer.
- **Website:** Nick reported. We will be looking into moving the website to a new hosting site.

Manager's Report:

AR Report: 2019 Collections

Late statements and final notices have been sent to those non-paying owners. We have 7 homes who have not paid 2019 fees.

A motion was made by Nick and seconded by Steve to send those homes to collection who do not respond to 14-day notices or make attempts to pay. All were in favor.

Covenant Violations Report:

Since our last meeting:

Drives: 2/4, 2/21, 3/7. Next is set for week of 3/18

New: 51

Closed: 33

Repeat: 25

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

Appeals Committee: No report at this time. No homes are needing to be fined.

OLD BUSINESS:

Update on Projects:

Electric: A permit was needed for the recent front entrance electrical project. All documentation needed by Peay's was sent over by management. Updates will be sent to the Board.

Document Consolidation: Attorney is still working on the document. PDF will be forwarded to the board and posted on website once done.

Lake: Old company has received contract cancellation notice. New company has been notified and will start in April. Fish stocking project deposit has been processed and management will get a date for this.

NEW BUSINESS:

Social Committee: Leona presented a plan for two social events for 2019. A motion was made by Mary and seconded by Roger to appoint Leona as the chair of the Social committee. All were in favor. Leona will find volunteers and begin coordinating the two events. One will be a children's back to school barbecue, with SCPM supplying the burgers and hotdogs. The other will be an adult cocktail party.

ADJOURNMENT:

With no further business, a motion was made by Nick and seconded by Steve to adjourn the meeting. The meeting adjourned at 7:59PM

Next meeting date: April 9, 2019

Respectfully submitted,
Monica Riley, CAM
SCPM