

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.

April 9, 2019

CALL TO ORDER:

President Mike Bonner called the meeting to order at 7:01PM.

ROLL CALL/ESTABLISHMENT OF QUORUM:

A quorum was established.

President; Mike Bonner

Vice President: Nick Fiorello

Directors: Leona Braun

Mary Zizzo

Absent: Secretary/Treasurer: Steve Cotellesse

Roger McCarley

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 Leona and seconded by Mary to approve the minutes of the 3/12/19 Board meeting. Motion unanimously passed.

Change to Agenda Schedule: The Item of Electrical Work Update was moved up on the Agenda.

Electrical Work Update: Leona reported that she is unsatisfied with the work, Mike concurred. Mary reported that the work is not done yet. Discussion ensued about the approved work. Management will send over the signed work order to confirm what was approved. There are concerns with replacements of light posts that were on the quote and not done. The damage light post was replaced with a 6ft light post. The Board needs to review the work done and compare to the original approved contract. Peay's has additional work to be done in the area. Management reported an issue with the Right of Way Use Agreement. Management did not follow up with the City of Melbourne when this was originally signed for the entrance sign project. No recorded copy was ever received, the city did not have one on file and this held up the permitting for this project. Another ROW use agreement needs to be signed, and management will make sure an executed, recorded copy is received from the city for the HOA files. Despite this oversight by management, the City did allow Peay's to pull the necessary permits for the job, knowing that the signed document would be sent to them.

ARC: 18 Requests were reviewed by the ARC. A motion was made by Nick and seconded by Mary to approve the report of the ARC. All were in favor.

TREASURER'S REPORT:

Steve was absent. Management has latest financials from Feb 2019, which coincide with Steve's report from March 2019.

Nick made a motion to approve Treasurer's report, Leona seconded. All were in favor.

- **Grounds & Lakes:** Mary reported. Lawn seems to be looking better. Areas by the pool need to be treated for weeds and fertilized. The lakes have been treated by Aquatic System. Access points will be given to the techs. The lake has been stocked with fish to help control the midge flies. Some algae is present and has been treated.

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- **Newsletter:** Mary reported the next newsletter will be published in June. Topics/input is needed.
- **Pool:** Mary reported. The landscaping around the pool needs to be trimmed. Management will be reported to Tropic Greenery. Some vandalism issues happened at the pool and were caught on the surveillance cameras. The Board may decide to pursue these issues.
- **Website:** Nick reported. All is updated. A new ARC form asking for emails will be uploaded.
- **Appeals Committee:** No issues at this time need to be reviewed by the committee.

Manager's Report:

Compliance: As mentioned under the Appeals Committee, many homes with violations have taken care of the issues and violations were closed.

Accounts Receivable: 5 homes have been sent over to Attorney Ruggieri's office to pursue collections for non-payment of the 2019 Annual Fees.

OLD BUSINESS:

Consolidated Governing Documents: The Board and management reviewed. All seems to be in order. Mike signed as President and this will get recorded. It will be mentioned in the newsletter and put on the website.

Social Committee: Leona has 2 volunteers for the committee. A motion was made by Leona and seconded by Nick to appoint Charlotte Rose and Irena Bonner to the Social Committee and Mary Zizzo as a resource to the committee. All were in favor. The committee will be working on two social events.

NEW BUSINESS:

ADJOURNMENT:

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

Next meeting date: 5/14/19

Respectfully submitted,
Monica Riley, CAM
SCPM