

Magnolia Lakes Development HOA

Board of Directors Meeting
Christian Medi – Share on Eau Gallie Blvd.
Melbourne, FL 32934
June 11th, 2019 at 7:00pm

Meeting Minutes Draft

Call to Order: Nick Fiorello called the meeting to order at 7:00pm.

Establish Quorum: Board members present were Mary Zizzo, Steve Cotellesse, Leona Braun, Roger McCarley, Nick Fiorello, and Ron Petrella. With 6 directors present, a quorum was established. Absent was Mike Bonner. Also present was Ryan Marrs representing SCPM.

Proof of Meeting Notice: The meeting notice was posted at least 48 hours in advance of the meeting per Statute 720.

Approval of Previous Meeting Minutes: Mary motioned to accept the May 2019 minutes as presented. Leona seconded and the motion passed unanimously.

Reports of Officers and Committees:

- 1. ARC:** 12 applications were submitted, all 12 were approved. Roger motioned to accept the ARC report as provided. Steve seconded and the motion passed unanimously.
- 2. Treasurer's Report:** Steve reported that as of the end of May 2019, the association had \$49,569 in the operating account and \$38,580 in the reserve account for total assets of \$88,150. There is a final payment due to Peay's Electric for the recent lighting work. Association is on budget YTD. An initial 2020 draft budget was reviewed, and future projects discussed. The budget will be formally approved at the September Board of Directors Meeting. Leona motioned to accept the treasurer's report as provided. Roger seconded and the motion passed unanimously.
- 3. Ground and Lakes:** Mary reported that are some issues that will need to be addressed by the landscapers; the pool area is not getting serviced weekly, dead palm fronds and seed pods are not being removed and some beds are not being weeded. SCPM to review the contract and verify if annuals are included in the contract as new flowers are needed around the sign in the entry island. SCPM to also ensure landscapers have pool keys to access the pool area. The lakes were treated for algae on Monday 6-10. Mary will solicit an estimate for midge fly treatment as they have returned in certain areas.
- 4. Newsletter:** The newsletter was mailed to all owners. Next one will go out around the beginning of September and will include a notice regarding the signage restrictions.

5. **Pool:** There was an incident on June 4th where the life ring rope was removed. Mary to replace, otherwise it has been relatively quiet. Leona mentioned that she had seen some owners eating and drinking inside the pool fence area and wanted to know what the actual Health Department restriction is regarding food and drinks in the pool area. SCPM to research and report back to the board.
6. **Website:** Nick reported that the website will be changing hosts soon as the current agreement expires. SCPM to provide a copy of the revised amendments for posting on the website.
7. **Appeals Committee:** Noting to report
8. **Mangers Report:** SCPM to send the most recent compliance report to the Board.
9. **Social Committee:** Leona reported that so far, only 2 owners had RSVP'd for the community BBQ. The association's website address will be posted on the entry sign which will direct owners to the BBQ information. If enough participation can not be confirmed, the BBQ will be cancelled.

Old Business: N/A

New Business:

1. **Pool House Hose Bib:** SCPM to have the hose bib on the outside of the pool replaced.

Adjournment: With no other business Mary motioned to adjourn. Leona seconded and the meeting ended at 7:49pm.

Next Meeting: July 9th, 2019