

Magnolia Lakes Development HOA

Board of Directors Meeting
July 9th, 2019 at 7:00pm
Christian Medi Share on Eau Gallie Blvd
Melbourne, FL 32934

Meeting Minutes Draft

Call to Order: President Mike Bonner called the meeting to order at 7:01pm.

Establish Quorum: Board members present were Mike Bonner, Roger McCarley, Mary Zizzo, Leona Braun, Steve Cotellesse, Nick Fiorello and Ron Petrella. With all 7 directors present, a quorum was established. Also present was Ryan Marrs representing SCPM.

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

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

Reports of Officers and Committees:

- 1. ARC:** 7 applications were submitted, all were approved. Mary motioned to accept the ARC report as provided. Roger seconded and the motion passed unanimously.
- 2. Treasurer's Report:** Steve reported that as of the end of June, the association had \$46,204 in the operating account and \$38,463 in the reserve account. The board reviewed Steve's proposed budget and discussed the potential for a future reserve study. Ron motioned to accept the treasurer's report as provided. Leona seconded and the motion passed unanimously.
- 3. Grounds and Lakes:** Mary reported that overall the lakes and grounds are doing well. The board discussed a report from a concerned owner about the grasses along the shoreline. It was noted the grass is healthy and helps with erosion. The grass exposed above the water line will be treated.
- 4. Newsletter:** Next newsletter is pending and will include information on Pool Rules, specifically having food on the pool deck or in the pool itself as well information on parking and the safety issues as a result of residents parking on the street.
- 5. Pool:** The pool is looking great and is getting lots of use.
- 6. Website:** N/A

7. Appeals Committee: N/A

8. SCPM Manager's Report: Ryan noted a compliance inspection was conducted June 25th and again on July 8th. Monica is back full time effective immediately.

9. Social Committee: Leona noted that the community BBQ will be cancelled due to lack of interest.

Old Business: N/A

New Business:

1. Landscaping: Mary asked SCPM to contact the landscapers and ensure they are using the easement between 1129-1131 White Oak Circle to access the lake to service. It has been reported that they are cutting thru owners' property in other areas. SCPM to also ensure they are not cutting any of the properties on the small lake side.

Adjournment: With no other business Roger motioned to adjourn. Leona seconded and the meeting ended at 8:00pm.