

Magnolia Lakes Development HOA

Board of Directors Meeting
September 10, 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 7:03pm.

Establish Quorum: Board members present were Mike Bonner, Mary Zizzo, Leona Braun, Steve Cotellesse, and Ron Petrella.

Roger McCarley and Nick Fiorello were absent.

With 5 directors present, a quorum was established.

Also present was Monica Riley 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: Mary motioned to accept the July 2019 minutes as presented. Leona seconded and the motion passed unanimously.

Reports of Officers and Committees:

- 1. ARC:** 13 applications were submitted, all but 2 were approved, pending review of paint swatches on the homes. Discussion ensued regarding paint colors. Mary 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 August the association had \$38,872 in the operating account and \$39,464 in the reserve account. Mary 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. Midge fly treatments were discussed. The small lake is having issues. Fish were added to all lakes earlier this year. A quote to re-stock and chemically treat the small lake will be obtained and reviewed at October meeting.
- 4. Newsletter:** NA
- 5. Pool:** Mary reported all is well at the pool. Steve, Mike and Ron worked on the cameras. It looked as though they had been tampered with. They have been set to record 24/7 as opposed to only when motion is detected.

6. Website: N/A

7. Appeals Committee: N/A

8. SCPM Manager's Report:

AR: Two accounts are currently with the attorney for non-payment, no action needed at this time.

Compliance: Some homes are nearing the 5 letter threshold for fining. In October, some homes may need to be pursued for fining if compliance is not met.

9. Social Committee: Leona presented the idea of a Christmas social. Meet Santa, with hot cocoa and cookies. This will be sponsored by SCPM. Marty Cook will be approached to play Santa. December 7 from 4-5:30pm. A notice will go out with Annual Meeting mailing this month.

Old Business: N/A

New Business:

- 1. 2020 Budget:** The board reviewed the proposed 2020 Budget presented by Steve. Fees are suggested to remain at \$275. This will be mailed out to owners and adopted at the October meeting.

Adjournment: With no other business Mary motioned to adjourn. Leona seconded and the meeting ended at 8:05pm.