

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.

October 8, 2019

**CALL TO ORDER:**

The meeting was called to order at 7:05PM

**ROLL CALL/ESTABLISHMENT OF QUORUM:**

A quorum was established.

Present:

Mike Bonner Leona Braun Steve Cotellesse Nick Fiorello Roger McCarley

Ron Petrella Mary Zizzo

Also present: Monica Riley representing SCPM.

**DETERMINATION OF OFFICER POSITIONS:**

A quorum of the members was not established at the Annual Meeting, held just before this Organization board meeting.

Volunteers were requested for the vacancies on the Board. One owner, Charlotte Rose, volunteered for a vacant seat.

A motion was made by Mary and seconded by Ron to appoint Charlotte Rose to the Board of Directors. All were in favor and the motion carried.

**Officers Positions:**

Nick made a motion to keep all positions the same, with the change of the Treasurer position to Ron Petrella and the Secretary position to Steve Cotellesse.

The 2019-2020 Board of Directors is as follows:

President; Mike Bonner

Vice President: Nice Fiorello

Treasurer: Ron Petrella

Secretary: Steve Cotellesse

Directors: Leona Braun  
Roger McCarley  
Charlotte Rose  
Mary Zizzo

**ARC:**9 Requests were reviewed by the ARC and Board. 8 were approved by the committee and the Board. 1 paint request was denied as the owner did not paint samples on the home for review.

**TREASURER'S REPORT:**

Steve C reported: A discrepancy between the amounts in the Operating account on the Sept 2019 bank and Sept 2019 financial report balance sheet was reported. Management will review.

As of 9/30/19

Operating Account BB&T \$34,240.17

Reserve Account BB&T \$39,974.91

Total Funds \$74,215.08

September Debits: \$4682.47 from the operating. None from Reserves.

Sept Deposits: \$50.28 into the operating. \$510 into Reserves.

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We are expected to spend \$18-19K by the end of the year.

A motion was made by Nick and seconded by Roger to approve the Treasurer's report. All were in favor.

**Grounds & Lakes:** Mary and Charlotte reported. Tropic Greenery crews are still mowing the lake banks of the homes on the small lake. When a working was approached and asked to stop, he stated that he knew he wasn't supposed to cut the bank. Tropic Greenery will be contacted about this, and other issues in the community. The pool area is in need of attention. The trees needed to be trimmed of seed pods. If this is an extra charge, a quote will be obtained. The landscape crews need to tidy up the pool area if debris is blown in by mowing and trimming.

**Newsletter:** No newsletter until after the 1<sup>st</sup> of the year.

**Pool:** Pressure cleaning of the sidewalk adjacent to the pool and basketball court was discussed.

**Website:** Nick reported we are all set up with our new hosting company and domain name. The Hosting was paid for 3 years, domain name for 1 year.

**SCPM – Manager's Report:** Account #98730 was discussed. The bank has foreclosed the loan and taken title. Our attorney is watching the docket for this account.

**OLD BUSINESS:**

**2020 Budget:** A motion was made by Nick and seconded by Mary to adopt the 2020 budget as presented with fees at \$275 per home annually. All were in favor.

**NEW BUSINESS: NONE**

**ADJOURNMENT:**

With no further business, a motion was made by Leona and seconded by Steve to adjourn the meeting. The meeting adjourned at 8:12PM.

Next meeting date: November 12, 2019

Respectfully submitted,  
Monica Riley, CAM  
SCPM