

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 9, 2018

### **CALL TO ORDER:**

The meeting was called to order at 7:05PM

### **ROLL CALL/ESTABLISHMENT OF QUORUM:**

A quorum was established.

#### Present:

Nick Fiorello, Steve Cotellesse, Leona Braun, Charlotte Rose, Mary Zizzo

Absent: Roger McCarley & Ron Petrella

Also present:

Dedi Lyell, ARC

Monica Giglio representing SCPM.

### **DETERMINATION OF OFFICER POSITIONS:**

Volunteers were requested for the vacancies on the Board. Cathy Sterling submitted her name for the Board of Directors. Due to lack of quorum, no formal business could be conducted.

Ron Petrella submitted his formal resignation from the Board of Directors. His resignation was accepted.

A motion was made by Leona and seconded by Mary to appoint Cathy Sterling to the Board. All were in favor.

#### Officers Positions:

A motion was made by Charlotte and seconded by Steve to keep positions the same with Steve moving into the Secretary/Treasurer position. All were in favor and the motion carried.

The 2020-21 Board of Directors is as follows:

President; Nick Fiorello

Vice President: Mary Zizzo

Secretary/Treasurer: Steve Cotellesse

Directors:     Leona Braun  
                  Roger McCarley  
                  Charlotte Rose  
                  Cathy Sterling

**Adoption of 2021 Budget:** The 2021 budget was mailed to all owners and reflects annual fees at \$300 per home. The floor was opened to the audience for questions. Owners asked about increases to general maintenance and lake. The board explained that our community, common areas and amenities are almost 20 years old, and we need to budget for upcoming major repairs. Specifically, the pool house may need some major work. It has its original roof and there are cracks in the structure and foundation issues. Increasing the budget allows the Board the save for these repairs without having to special assess, which may still be necessary. Lake maintenance including fish stocking for midge fly relief, noxious vegetation removal and erosion mitigation may be necessary. Owners expressed their opinions regarding fish stocking and the increase. A motion was made by Mary and seconded Leona to adopt the 2021 budget as presented, with annual fees at \$300 per home. All were in favor and the motion carried.

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**Appointment of Committees:** A motion was made by Leona and seconded by Charlotte to re-appoint Dedi Lyell, Roger McCarley and Mary Zizzo to the ARC. All were in favor and the motion carried.

Volunteers for the fining committee were asked of the audience. None stepped forward.

**Reports:** Mary reported. We are moving to a smaller storage unit for records and decorations, saving \$46 per month.

The eel grass in the lakes has been treated and is dying, but Solitude does not physically remove the dying vegetation.

The front entrance looks good, lights are working. Jack Vilardi has been doing maintenance around the community and we appreciate his efforts.

Cindy has commented on ants at the clubhouse. Many items are being done by Mary, that should be taken care of by janitorial. The Board will look into cleaning quotes.

Charlotte and Cathy brought up trick or treating in Melbourne. No schedule hours have been set by the City. Owners who wish to participate in Halloween should do so at their own risk.

Owners discussed the North side of the community, an area owned by Brevard County. It needs to be cleaned up. Management will do some research on this area.

Owners discussed privacy issues regarding homes putting up security cameras and security lighting that is directed at other homes. The Board will have to look into the legalities of this matter.

Owners who walk in the street should be cautious of cars.

**ADJOURNMENT:**

With no further business, a motion was made by Mary and seconded by Leona to adjourn the meeting. The meeting adjourned at 8:13PM.

Next meeting date: November 10

Respectfully submitted,  
Monica Riley, CAM  
SCPM