

Magnolia Lakes Development HOA

Board of Directors Meeting
November 10, 2020 at 7:00pm
1260 Berryhill Dr.
Melbourne, FL 32934

Meeting Minutes

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

Establish Quorum: Board members present:

Pres: Nick Fiorello

VP: Mary Zizzo

DAL: Leona Braun, Roger McCarley, Charlotte Rose, and Cathy Sterling

Absent: Sec/Treas: Steve Cotellesse

Also present:

Monica Riley representing SCPM.

Dedi Lyell, ARC Chair.

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 9/8 and 10/13 Board meeting minutes as presented. Leona seconded and the motion passed unanimously.

Reports of Officers and Committees:

- 1. ARC:** A request was submitted to coat the driveway with a speckled polyurea coating. There is nothing in the docs to prohibit this. The request will be approved and the Board will look to approve this type of coating and pick a few colors for the community at the January meeting.
A motion was made by Charlotte and seconded by Mary to accept the report from the ARC. All were in favor and the motion carried.
1197 WOC has been making exterior changes to his home with no ARC approval. The owner has been cited and the city has been contacted for permit information. The Board has attempted to discuss with the owner, but he was not willing.
- 2. Treasurer's Report:** Steve was absent. Management reported from the October financials:
Operating: \$35,961.62
Reserve: \$46,250.69
Total Assets: \$82,212.31
We are under budget by \$7200.
- 3. Grounds and Lakes:** Mary presented her report
Most of the lakes are doing well. Manual removal of eel grass and algae was very costly so we won't be considering that.
There is some landscape debris from the recent tropical storm.

Pool house cracks have all been fixed and Jack painted them to match the bricks and it looks great.

The timer for the entry lights needs to be changed for DLS.

We have some electrical needs for front and pool lights. Management will have maintenance look at it. If he cannot fix, Peay's Electric will need to be called.

4. **Newsletter:** Leona reported. The next newsletter will be distributed in January. This will be the last hand-delivered newsletter. The next ones will be made available online and in a document box, placement TBD. The Board discussed the topics for the newsletter. Leona will send off a draft for review.
5. **Pool:** The Board is not pleased with the janitorial service they are receiving. Management reached out to Cindy Hartshorne for a list of her weekly duties and no response was received. Bids for the work will be obtained for the Board to review.
6. **Website:** Nick reported all is updated.
7. **Social Committee:** Leona reported. Easter may be our next social, but due to COVID this is still up in the air.
8. **SCPM Manager's Report:**
AR: All homes have paid for 2020.

Compliance: Many compliance issues are being taken care of. Certified letters seem to be working. We still need to come up with a Fining Committee.

The Manager for Eagle Harbor, the community to the East of Magnolia Lakes, is putting up a fence they own, which some of our homes back up to.

Old Business:

New Business:

Insurance Renewal: Management bid out insurance to Wren Insurance Agency. They were able to provide a bid for particularly good coverage, but it was over budget. We do have communication issues with our current agent. A motion was made by Mary and seconded by Leona to change the Agent of Record to Wren Insurance Agency and keep the same policies for renewal. All were in favor and the motion passed. Currently policies will renew at around \$4000.

MRTA Document Preservation: Per revisions to FS 720, the Board must discuss preservation of the governing documents, and FS 712 Marketable Record Title Act (MRTA).

The purpose of MRTA is to extinguish 'stale' restrictions on real property; those that are more than 30 years old, measured from the 'root of title' (a recorded instrument creating or transferring estate in real property).

New Requirement for all HOA boards under §720.303(2)(2), "At the first board meeting, excluding the organizational meeting, which follows the annual meeting of the members, the board shall consider the desirability of filing notices to preserve the covenants or restrictions

affecting the community or association from extinguishment under the Marketable Record Title Act, chapter 712, and authorize and direct the appropriate officer to file [notice of preservation].”

The Declaration for Magnolia Lakes was recorded in 1997.

The 30-year mark is 2027 and the Board will begin the preservation process in 2025.

Adjournment: With no other business Mary motioned to adjourn. Leona seconded and the meeting ended at 7:55PM.

Next Meeting: December will be skipped. January 12, 2021

Happy Holidays!

Respectfully Submitted for the Secretary,
Monica Riley, SCPM
LCAM