

Magnolia Terrace HOA  
Board Meeting  
Tuesday, April 2, 2019  
Kirk Community Building  
Minutes

Meeting called to order at 7:05 PM by Thomas Johnson

Quorum present as board members Thomas Johnson and Richard Collins were at meeting (2 of 3 board members).

Minutes of the February 26, 2019 meeting were reviewed. Johnson moved to approve and Collins seconded. Motion carried 2-0.

Treasurer's report. Checking balance of \$56,106.91. Accounts Receivable total \$1,620.39. 3 members have not paid first installment of 2019 with late fee. 3 members who paid late still owe the late fee. First quarter summary will be posted on website. 4 checks just received and not yet deposited.

ACB. Need to address failures to comply with covenants. Thomas will be checking in coming days.

Collins moved that the lot owners in phase II who parked a trailer overnight 13 known times after being given written notice to remove trailer by February 8 \$10 per violation. Johnson seconded. Johnson and Collins in favor of motion so it passed. Lots owners have been reminded 4 times that covenants prohibit overnight parking of trailers. Arrangements to be made consistent with state law for fine committee to meet.

There was no old business.

New Business. The annual meeting is on Wednesday, April 24. Notices were sent out. So far, 13 proxies have been received. Another request for proxies will be sent about a week before the meeting. Thomas volunteered to go door-to-door based on a list of those who have not responded. 16 waivers for using email in lieu of mail for annual meeting announcements have been received. Volunteers are needed to serve on the board. Thomas asked Richard for a brief description of what duties potential volunteers would perform and one will be sent to Thomas shortly. Anyone nominated to serve on the board from the floor will have to agree to serve on the board prior to the vote.

The town newsletter mentioned approaching HOA's about a neighborhood watch program. Subject raises questions as to who would do any work given the limited size of the board. There is also the issue of liability given that the HOA involved in the Zimmerman-Martin incident paid over \$1 million per media reports based on Zimmerman being in a neighborhood watch program. Collins said he did not recall such coverage in HOA's insurance policy so any possible penalties would have to be distributed among lot owners. There was discussion about the merits of crime

prevention/awareness programs such as the one offered by Brevard County sheriff. Perhaps Lake County has similar program. There was a question about whether a layer between a citizen wanting to report something and law enforcement added any value.

Next board meeting immediately after annual meeting to determine officers for reporting to FL secretary of state. HOA already has received 2 emails about submitting info (deadline is May 1).

Meeting adjourned at 8 PM (Johnson and Collins in favor)