

Magnolia Terrace HOA
Board Meeting
November 5, 2019
Montverde Town Hall/Mayor's Office
Minutes

Meeting called to order at 7:03 pm by Thomas Johnson

Quorum present as board members Thomas Johnson, Candi Keys, Carolyn Thompson and Bert Hayne.

Minutes of the September 24, 2019 meeting were approved by Candi Keyes and Bert Hayne.

Treasurer Report: Candi went over in detail the financial summary, balance sheet, income and expenses. Checking Balance \$58,354. All deposits have been made. Swale refurbishment completed \$2250. Trees and Hedges completed and pressure washed common areas \$2000. Outstanding dues totalling in the amount of \$1626.

Treasurer report approved by Thomas Johnson and Bert Hayne.

ACB/ARB: Robert Tomlinson will be contacted if any requests are being made.

Old Business: Discussed homeowners that have outstanding fees and late fees. Sending reminder letters to homeowners and possibly offering a payment plan for their hardship. Would request an estoppel letter, bound to collect, so we are protected. Once a payment plan has been decided, the fine will be stopped and retroactive if account becomes default. Went over Fall and Spring cleanup. Homeowners should have driveway, walkways, sidewalks and curbs pressure cleaned. Trees, landscaping and hedges maintained. Offer homeowners a discounted rate for multiple properties being done by one company. Hopefully can get a bid for these services for homeowners seeking to have it professionally done. Want to put all information online for homeowners to access. Also suggested a possible Community cleanup. The homeowners coming together to help clean light poles, signs, trees, debris, etc. Checking to see if someone can offer a discounted rate for these services if some homeowners are unavailable themselves. Getting our beautiful community pristine! Spoke about upcoming newsletter on what the board has accomplished so far and what's ahead. Proposed having the HOA dues be annually starting March 2020. The amount would be the same of \$400. One time payment annually. Discussed having community yard sale the same day as Montverde day to get people's attention to our community. Would check into permit if needed. Action items were reviewed and discussed. They are listed on the website as well. Possibly having LED Light scrolling information bars at the main entrances. Also, putting up new signs at the secondary entrances into Magnolia Terrace. Went over violation letters sent out to homeowners regarding commercial vehicles, trailers, sprayer trailers and jetski trailers. Informing them they are in violation of the covenants. Proposed next meeting ~~November 5th @ 7pm~~ Nov 5 at 7:00 pm.

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New Business: Thomas spoke about the water retention areas in Phase 2. Thomas will get prices in regards to maintaining them to help backing up issues and erosion. Will also talk to homeowners regarding draining there pools and having a drainage system. Phase 1 retention pond is backing up again, so have to contact the homeowner. Possible landscaping referrals for future work on common areas. Discussed the upcoming Annual HOA Dues. The treasurer stated we are over budget to date, so we could have the annual HOA fees be due by March 2020, in the amount of \$400.00. Went over the Action Items in detail to be completed. The grey items are the completed requests and things that were addressed. Spoke about upgrading and enhancing the entrances. Possible information LED bars. Thomas would be getting some quotes. Also discussed some hedges for privacy and curb appeal on some of the lots. Will have to locate the sightlines, so the view is clear and visible while driving. We did get the christmas/holiday decorations for this season. While the weather is nice, need to get trees "Hurricane" ready. Thomas would also inquire about the fees for that service. Need to speak to Bobby in regards to the members that are on the fine committee. Richard Collins sent the Board an inquiry letter. Will discuss and respond accordingly. Homeowners who have outstanding dues, we will send out a letter and propose a payment plan. The end of December, we will be going into both phases to check up on the fall/winter clean up. Discussed sheds, outside kitchen, pools and landscaping. Sheds shall not exceed 64 sq. ft. total, as per the HOA covenants. Spoke about curb design/appeal and painting to enhance the property.

Meeting adjourned at 8:45 pm.

Homeowners Larry K.and Micah were present