

Magnolia Terrace HOA  
Board Meeting  
February 5, 2020  
Montverde Town Hall/Mayor's Office  
Minutes

**REVISED**

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

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

Minutes from the January 7, 2020 meeting were approved by Bert Hayne and Deb Perlet.

Treasury Report: Candi went over in detail the financial summary, balance sheet, income and expenses. Checking Balance \$47,588.00. In regards to the HOA dues, 27% has been collected. Tree Trimming, Retention Pond and Common ground pressure cleaning Phase 1&2 have been paid. The inside control panel for irrigation was \$600 through Ground Tek. The Board needs to approve all bills and repairs, except recurring accounts. Report posted on website for all homeowners to view.

Treasurer report was approved by Thomas Johnson and Carolyn Thompson.

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

Old Business: Discussed the new invoices for the 2020 HOA Assessments. Invoices will be sent out the 3rd week of January. Reminder email will be the 2nd week of February. The HOA newsletter, we would like to do that quarterly to keep the homeowners up to date on what's going on in the community. Went over the action items. Rangels to start the tree trimming process for hurricane season preparation. Rangels was the best estimate for this job. The board approves moving forward with them. Thomas will oversee to make sure the job gets done as expected. Waiting on Smithwell in regards to the retention pond for Phase 1 & 2. Need to unclog drainage for proper flow. The vacant lots have been maintained very well. We have 40 missing voting certificates. Need to have them in before April 2020. Thomas is having a meeting with the lawyer, Anita to discuss pre lien notifications for outstanding dues. The Fine Committee consists of 5 members. Bobby will reach out to the previous members and see who still wants to be on the committee and move forward. In regards to mailboxes, we will have to meet with the ACB and the Board to discuss further. For overnight parking, we would have to talk to the town and follow their ordinances for parking multiple nights, parking on swails and cul de sacs. Inquiries regarding new fences and sheds will be handled by the ACB. Boats are to be stored behind a fence. Bert mentioned, as well as

Bobby, that the board should meet more often. We all agreed to meet every 4 weeks, so we can stay in touch and be more involved in the community. The HOA keeps individual lot files, we will keep the hard copies for the HOA records. Candi is the contact person for the Estoppel letters, and would like to find out realtor feedback. Next meeting is scheduled for February 5th at 7pm.

#### New Business:

- Vice President discussed the State Statutes and laws regarding the Fine Committee.
- The Fine Committee can consist of 3 or 5 members. The Fine Committee members are currently Joe Martin, Herb Heilman and Deb Perlet. The V.P. will verify they still want to serve on the committee.
- The board discussed the process for violation letters to be sent out regarding the members who have not completed the requested fall/winter cleanup. We have given the homeowners ample time to have the pressure cleaning and tree trimming/lawn maintenance completed.
- Candi and Carolyn will work together in preparing a courtesy letter, reminding homeowners what still needs to be addressed.
- The board reviewed the action item list.
- The president visited the lawyer's office and dropped off the paperwork the Treasurer gave him relating to the outstanding assessment. The lawyer was not present due to family issues so he gave to the Lawyer's assistant. They may contact the Treasurer.
- The board voted for the Treasurer to discuss the subject of HOA members who are refusing to pay the entire 2020 assessment due to a host of complaints about the board..
- Sheds or any other improvements to the property, have to fit within the guidelines and be approved by the ACB.
- Any new allowables or new amendments, have to have a  $\frac{2}{3}$  majority vote.
- The President committed to speak to a town official to request a speed limit sign, slow children and/or children at play signs for Magnolia Bluff.
- Per the covenants, the annual HOA meeting needs to be scheduled for the last Wednesday of April. The notice, proxy, and certificate of voter registration form needs to be mailed to all homeowners 30 days before the meeting.
- Our next Board meeting will be on Wednesday March 4th, 2020. This meeting will be dedicated to developing a plan for preparing letters and enclosures for the annual meeting and the most efficient, inexpensive way to mail.

Homeowners Larry Kontny and Deb Perlet were present.

Meeting Adjourned at 8:29pm