

Magnolia Terrace HOA
Board Meeting
March 4, 2020
Montverde Town Hall Auditorium
Minutes

Meeting called to order at 7:07pm by Bob Tomlinson, VP. conducted meeting in President, Thomas Johnson's absence.

Quorum present as board members Bob Tomlinson, Carolyn Thompson and Bert Hayne. President Thomas Johnson and Treasurer Candi Keys were absent.

Minutes from the February 5, 2020 meeting were approved by Bobby Tomlinson and Bert Hayne.

Treasurer report: Vice President went over the financial summary, income, expenses and balance sheet. Checking Balance \$58,995.00.

Treasurer Report was approved by Carolyn Thompson and Bert Hayne.

The Treasurer sent the Board a letter of resignation. The Board members present have accepted her resignation. The Board voted that she can perform her duties as Treasurer until April 30, 2020, as stated in her resignation letter.

ACB/ARB: Vice President will be contacted if any requests are being made via email.

Old Business:

- Discussed the State Statutes and laws regarding the Fine Committee. The Fine Committee can consist of 3 or 5 members. The Committee currently consists of Joe Martin, Herb Heilman and Deb Perlet. The Vice President to verify that they want to continue to serve.
- Homeowners have had ample time to perform pressure washing of driveways/walks, tree trimming, and mailbox maintenance, however, some have not completed these tasks. Courtesy letters reminding homeowners what items need attention will be prepared and mailed.
- Board reviewed the Covenant amendment process.
- Thomas spoke to the lawyer regarding the late payment and legal process to collect. Magnolia Bluff homeowners have expressed a desire to have a Children at Play/speed limit sign erected on their street. The board unanimously voted to request from the Mayor.
- The annual HOA Members meeting must be scheduled for the last Wednesday of April, per Covenants. Need to send out invitations and proxies to all homeowners. Our next Board meeting will be on Wednesday March 4th, 2020.

New Business:

- Vice President opened the discussion about board members having strengths and weaknesses and to help overcome each board member's weaknesses. In order to reach the HOA goals successfully, it must be done through civil constructive communication.
- We discussed the letter that Treasurer and the attorney drafted to homeowner. We voted that the letter be mailed to the homeowner.
- Secretary discussed the courtesy letters that were sent to homeowners in violation. Compliance has an updated list of properties that are not abiding by the Covenant restrictions. The Board reevaluated the violation letter timeline and voted that a second notice is to be sent out before sending the Final Notice. The second notice would state the homeowner has been previously notified and will have an additional 7 days to rectify and comply. If they fail to do so, their violation will be presented to the fine committee. We would then send the Final Notice with detailed information on date, time and fees which were approved by the Fine Committee with an invitation for them to present their case to the Committee.
- Discussed the balancing act which exists with the HOA trying to keep the community clean, enforcing the Covenants and also comply with the various wishes of the homeowners.
- Need to check with Treasurer regarding the status of outstanding HOA dues/liens. Also need to ensure the Master homeowners list is accurate and complete in preparation for the upcoming Annual HOA Members Meeting.
- Secretary will work on creating new/updated Annual Meeting letters, proxies and ballots and mail 30 days prior to the meeting.
- Per the rules, Annual Members meeting is to be held on the last Wednesday of April, which is April 29, 2020.
- Our next Board meeting is tentatively set for March 23, 2020 @ 6pm.

Meeting Adjourned at 8:28pm