

Magnolia Terrace HOA
Board Member Meeting
May 6th, 2020
16831 Florence View Drive, Montverde, FL
Minutes

Meeting called to order at 4:10 pm by Bert Hayne.

Quorum present as board members Bert Hayne, Candi Keys and Carolyn Thompson were present. Homeowner Larry Kontny was present as well.

Minutes from the April 26th, 2020 meeting and the April 27th, 2020 closed meeting with Lawyer Anita were approved by Candi Keys and Bert Hayne.

Fine Committee:

- Fine committee members- Deb Perlet, Herb Heilman, Joseph Martin.
- Added 2 new members Neil Barnhill and John (Dan) Pompeo
- The Board voted and approved all members

ACB:

- The current ACB has members John Ardizone, Larry Kontny, Bert Hayne and Skip Perry.
- The Board requested to add 2 alternate members. John Lomas and Candi Keys volunteered to be alternates.
- The Board voted and approved all members of the ACB.

Old Business:

- On March 28, 2020, the HOA board received Vice President Bob Tomlinson's resignation from the HOA Board of Directors effective immediately. This leaves the board with no President or Vice President.
- Candi presented the board with a written letter rescinding her resignation as the Treasurer of the Board of Directors. The board accepted so Candi will continue her duties.
- Bert Hayne has expressed to the Board of Directors that he would like to take over the President position vacated by Thomas Johnson. Candi and Carolyn voted to approve Bert Hayne as President.
- Carolyn addressed that the current HOA laptop and the printer are not running efficiently. The Dell laptop is running an operating system that can't be updated and has a risk of obtaining viruses. The Epson printer is lagging and not printing properly. The board voted to purchase a new laptop and printer and when new equipment is set up and operating correctly, will properly discard the old equipment.

- Discussed the upcoming meeting with the HOA lawyer, Anita Geraci-Carver. The meeting is set for Monday, April 27th, 2020 at 9am. All board members will be in attendance via conference call. We will be discussing presuit mediation that was filed by a homeowner.

New Business:

- The board voted and agreed for the new HOA laptop and printers.
- Carolyn went over final violation notices and will prepare letters to homeowners.
- Have to set up a date for the Fine Committee to meet to discuss and vote of violation letter fines.
- The board agreed to wait until meeting with Antia in regards to the violation process and Fine Committee Hearing.
- Discussed who was on the Fine Committee previously from April 2019. Members were Bob Tomlinson, Herb Heilman and Joseph M.
- Bert went over a few lots that needed attending to. He talked to the homeowners on Mag. Bluff in regards to new grass and part of the hill.
- Candi stated that there are two unpaid assessments. One homeowner was sent a pre-lien letter and the Treasurer will prepare a “special” invoice for the other homeowner. Invoices were also sent to 3 homeowners for late fees of \$25 each.

Meeting Adjourned at 4:56pm.