

Magnolia Terrace HOA  
Board Member Meeting  
June 15th, 2020  
Kirk Community Building, Montverde, Fl  
Minutes

Meeting called to order at 4:02 pm by Bert Hayne.

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

Minutes from May 6th, 2020 were approved by Candi Keys and Bert Hayne.

Treasurer Report:

- Candi went over the Balance Sheet, Income and Expense Report.
- Candi explained the HOA had additional expenses for the Lawyer, Anita in the amount of \$3203, as well as an irrigation expense of \$770.
- The HOA has a current surplus of \$41, 243.
- Three Homeowners have outstanding late fees of \$25 each.
- Treasurer report approved by Bert Hayne and Carolyn Thompson.

Fine Committee:

- Board Members discussed contacting the Fine Committee to establish chairman and to choose a place and time to meet.

Pre-suit Mediation:

- Candi went over her notes in regards to the mediation from Anita and agenda. Until such time as the HOA is bound by other legal documents, the board voted unanimously to follow through with the homeowner's demands as set forth in the mediation meeting.
- The board discussed the upcoming annual meeting that is scheduled for July 22nd at 7:00pm in the Montverde Town Hall Auditorium.
- We are still missing most of the proxies needed to have for the meeting and to have a valid election for voting purposes.
- The board volunteered to go door to door to obtain the missing proxies. Larry Kontny also volunteered to help. Candi would handle addresses on Florence View, Carolyn would handle Florence Oak Court, Bert would handle Magnolia Bluff and Larry would do Magnolia Terrace. Larry would ask homeowner John Ardizone for help as well.

Old 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.

#### New Business:

- The board discussed the landscaping for the entrance into Phase 2. Remove the azalea bushes from the entrance Island and to replace with full sun landscaping flowers or shrubs. We would obtain an estimate from Alex at Smithwell for that service.
- Candi would get an estimate for managing and maintaining the entrance islands.
- Discussed moving the enclosed message boards to the back of the brick/stone entrance way, so the homeowners can view the messages on the way out of the development, instead of trying to read the message board on the way in, possibly blocking traffic/street.
- We spoke about different landscape options to make that feasible.
- Candi spoke about one of the homeowners outstanding lien. Should have some information by 6/22/20.

Meeting Adjourned at 5:15pm.