

Magnolia Terrace HOA
Board Member Meeting
July 12th, 2020
16831 Florence View Drive, Montverde

Minutes

Meeting called to order at 5:02 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 June 15th, 2020 were approved by Candi Keys and Bert Hayne.

Treasurer Report:

- Candi went over the Balance Sheet, Income and Expense Report.
- The HOA has a current surplus of \$41, 385.
- Homeowner Paid \$250 towards outstanding lien. Per Anita, too late to enforce, will file a pre-lien and payment plan option. Candi stated she will work with Anita regarding the lien and payment plan.
- Treasurer report approved by Bert Hayne and Carolyn Thompson.

Fine Committee:

- Board Members contacted the Fine Committee and they established a chairman, Deb Perlet. They need to set up a time and location to meet, in regards to the final notices that have been sent out.

Old 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 discussed the possible necessity to file a lien against a homeowner for 3 year delinquency in paying their assessments. The governing

documents cover the process required for non-payment of dues, however, the prior board did not follow through with their obligation on this.

New Business:

- The board agreed to send an email notice and final notices to the homeowners that have not complied.
- In regards to the 2020 Annual meeting and how the community may be affected by the Covid 19 virus, Florida virus rates continue to rise and we don't know if the Governor will close down again. Also, Town Hall will not be opening its doors to meetings anytime soon. Therefore, the board unanimously voted to postpone the meeting until April of 2021. We will send an email to membership and inform them about our decision and see if there is any objection.
- Discussed common area landscaping and decided to wait till the rainy season is over before making any changes.
- The board unanimously voted to approve new HOA policy for inspection and copying of records. Further, we voted to send the document to the lawyer for her critique to be sure it falls within the boundaries of all governing documents.
- We discussed the Phase 2 WRA remediation that took place on 1/21/2020. If an HOA member would like to see a copy of the invoice for \$3,200 that was paid to Smithwell on 1/25/2020, they can request from the board and we will be happy to provide. Smithwell will continue to assess the results of the repair and advise the HOA if refresh is necessary. As far as the board is concerned, we have done the necessary refurbishment.
- We've exhausted all non legal avenues of recovering late assessment from a homeowner, such as letters and offers of securing a payment plan, therefore a pre-lien was filed. Although some money has been received, the pre lien outlined a due date for full payment. This requirement was not met so we voted to follow through on recommendations from the lawyer to file another lien which will be lifted when full payment is received from the homeowner.

Meeting Adjourned at 5:46PM