

Magnolia Terrace HOA
Board Member Meeting
August 10th, 2020
16831 Florence View Drive, Montverde
Minutes

Meeting called to order at 4:05 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 July 12th, 2020 were approved by Candi Keys and Bert Hayne.

Treasurer Report:

- Candi went over the Balance Sheet, Income and Expense Report.
- Treasurer report approved by Bert Hayne and Carolyn Thompson.
- The HOA has a current estimated surplus of \$26,065.
- The HOA had additional expenses due to legal fees in the amount of \$3940.
- Smithwell was a little more than usual due to maintaining irrigation areas.

Violations and Fine Committee:

- Carolyn went over all violations that have been addressed. Verified with Bert any new violations or any previous violations that were not compliant.
- Candi also mentioned emailing homeowners a courtesy email first, then to send a mailed notice for those who are not addressing the problem.
- We need to contact the fine committee so they can meet and discuss moving forward with violations and fine fees.
- We discussed the one homeowner that has not complied after several emails and mailed notices. They will be sent over to the fine committee.

Old 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.
- In regards to the outstanding lien for one homeowner, we can only collect the year of dues, late fees and interest.

New Business:

- We all discussed and agreed that we will wait until further advice from Anita in regards to the upcoming Annual Meeting. Once we know more from her, we can then proceed with a new date, notices and proxies.
- Candi printed out a list of frequent violations. She made up a menu of fine per day amount. We, Candi, Bert and Carolyn, all voted and agreed that these would be the per day fees. The new Violation fees per day would be as follows: \$10 per day, Pressure Washing, Tree Branches, Palm Fronds, Grass Clippings, Overnight Commercial Vehicle, Overnight Trailer/RV Parking, Overnight Boat Coverings, Overnight Boat Parking in front, and Mailboxes. \$25 per day, Overgrown Vacant Lot.
- We would send the fine committee a copy for their reference and post it on the website for homeowners to view as well.
- Discussed the fall cleanup and sending out a newsletter to remind homeowners of property maintenance and any upcoming events.

Meeting adjourned at 4:56pm

