

Magnolia Terrace HOA
Board Member Meeting
September 17th, 2020
16831 Florence View Drive, Montverde

Minutes

Meeting called to order at 4:03 pm by Bert Hayne.

Quorum present as board members Bert Hayne, Candi Keys and Carolyn Thompson were present.

Minutes from August 10th, 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 \$24,651.
- All HOA dues are paid except one late fee
- Candi explained the HOA finances are in good standing and to proceed to make the annual HOA dues in the amount of \$400, due March 1st of 2021.

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 will send the Fine Committee the Notices and violations and Bert will set up at Town Hall.

Old 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.

New Business:

- Candi discussed the Fall Cleanup and Newsletter. We all voted and agreed for the pressure washing to be done twice a year and /or as needed and giving the homeowners 8 weeks to comply. We all suggested using chemicals while pressure washing to help keep all the areas clean and dirty free.
- The newsletters would be sent out on October 21, 2020.
- Candi stated she would be sending out the HOA upcoming dues notices the 3rd week of January 2021.
- Landscaping Phase 2: Candi is in the process of getting estimates of replacing the dead plants and what would be the best plants for that area.
- Discussed the Phase 1 and 2 slopes/drainage areas to help keep pipes and retention ponds free of debris.
- We discussed the upcoming Hedge work. Candi will get estimates for the November 2021 Hedge Job.
- The Annual HOA Meeting would be set for April 2021, due to the COVID 19 restrictions. Candi noted in the newsletter to inform all the homeowners.

Adjournment at 4:36pm