

**MAGNOLIA FALLS CONDOMINIUM ASSOCIATION, INC.  
BOARD MEETING**

**March 13, 2018  
Falling Waters Clubhouse  
Approved Minutes**

BOARD MEMBERS: Carol Connolly, Gene VanNevel, Richard Carter and Christine Suozzi

OTHER ATTENDEES: Kristin Mello representing Sandcastle Community Management

1. **Call to Order/Verification of Quorum/Proof of Notice:** Carol Connolly called the meeting to order at 10:10 am. There was a quorum with 4 Board members present.

2. **Approval of previous meeting minutes:**

*Gene VanNevel made a motion to approve the February 13<sup>th</sup> board meeting minutes. Seconded by Christine Suozzi, the motion carried unanimously.*

*Richard Carter made a motion to approve the revised meeting minutes from February 22<sup>nd</sup>. Seconded by Christine Suozzi, the motion carried unanimously.*

3. **Directors reports:** Carol Connolly reviewed the status of the claim with the insurance company, replacing the roofs and repairing the garage roofs. At this point nothing has been settled. Checking with the insurance company to find out if Tower Hill was incorrect and there was Ordinance and Law on the garages also.

4. **Old Business:** NA

5. **New Business:**

- a. **Discussion of Murphy window cleaning:** The owners reviewed the history of what happened to the window. The owner tried to clean the window but due to the chemicals that are on the window due to the treatment for the bee's. The owners feel that this was not something that they need to pay for since the association called the contractor out for the removal of the bee's.

*Richard Carter made a motion for the association to hire someone to pay for the two windows to be cleaned. Gene VanNevel seconded and the motion carried unanimously.*

- b. **Discussion of gutter and soffit repair bid from Gutter's Unlimited:** After the hurricane the association signed a contract with Gutters Unlimited. The association put a deposit down and supplies were ordered. The contract with Belfor includes the gutters and soffits.

*Carol Connolly made a motion to have Gutters Unlimited complete their contract and remove it from the Belfor contract. Richard Carter seconded and the motion carried unanimously.*

- c. **Update on Landscaping design plans:** Carol Connolly and Gene VanNevel meet with the landscape architect. They are going to prepare a full landscape plan for 2 buildings. They plan to do the replacement by next fall or before depending on the funds. They will be starting at 2345 and 2370.

- d. **Update from Becker & Poliakoff on updating Magnolia Falls documents:** Last summer the attorney was contacted for the document update. The Articles and Bylaws are completed, they are still waiting for the Declaration to be finished. The Board will make adjustments and then they will be brought to the community for a vote.

- e. **Other Board business:**

- i. **Signage:** Some of the comments from the owners are that the lettering is too small for the addresses, they are too modern, hard to read and should be reflective. Gene VanNevel went to a sign company and found signs for \$40 per sign.

- ii. **Lighting update:** Richard Carter has meet with 5 electricians in the last week. Would like to get a not to exceed proposal in order to proceed immediately.

*Carol Connolly made a motion to give Richard Carter and Gene VanNevel authorization to approve the lighting project with a not to exceed of \$10,000. Christine Suozzi seconded and the motion carried unanimously.*

6. **Adjournment:** Having no other official business the meeting adjourned at 11:30 am.

Respectfully Submitted,

Kristin Mello, CAM  
Sandcastle Community Management