

**MAGNOLIA FALLS CONDOMINIUM ASSOCIATION, INC.**  
**BOARD MEETING**  
**April 6, 2016**  
**Minutes**

A Board of Directors meeting of Magnolia Falls was held on April 6, 2016 at the Falling Waters Clubhouse, Naples, FL. Directors present were Carol Connolly, Gene Van Nevel, Phil Burke and John Burgbacher. Also present was Verna Lutz of Sandcastle Community Management.

The meeting was called to order at 10:00 a.m. It was determined that a quorum was present and proof of due notice of the meeting was accepted. A motion was made by Mr. Burgbacher and seconded by Mr. Van Nevel to approve the minutes of the March 2, 2016 meeting as presented, and the minutes of the February 3, 2016 meeting with corrections; all voted in favor.

**PRESIDENTS REPORT:** Ms. Connolly provided the presidents report. She extended Thanks to Phil Burke and Ed Richards for their work initiating the recycling discussion. She provided an outline of the master association issues including the pool discussion and lake banks. Mr. Richards shared the lighting project being initiated as a test.

**TREASURER'S REPORT:** Mr. Van Nevel presented the reserve study received by McQueen Engineering and provided an overview of the contributions and current accumulation of reserve funds. Mr. Burgbacher made a motion to accept the treasurer's report; Mr. Burke seconded the motion and all voted in favor.

**Landscaping Report:** Mr. Richards outlined the current status of the erosion of the MF lake banks and recommended that the association proceed with the project. The fountains are being considered to be cleaned this summer.

**UNFINISHED BUSINESS:**

- Re-Vote on Authorization of Down Payment for Lake Restoration Project: Ms. Connolly made a motion to re-engage Aquatic Systems and initiate the 50% deposit of \$11,789; Mr. Burke seconded the motion and all voted in favor.

**NEW BUSINESS:**

- Resignation and Appointment of Director: Ms. Connolly reported that Ms. Prigorac has resigned from the board. She made a motion to appoint Mr. Jim Murphy to the open position. Mr. Van Nevel seconded the motion and all voted in favor.
- Approve Locks for Electrical Room Doors: Ms. Connolly explained the necessity of installing locks on 2 buildings electrical room 2370 and 2378. Mr. Van Nevel made a motion to hire A-Bonafide Locksmith to do installation. Ms. Connolly seconded the motion and all voted in favor.
- Approve New Sign for Hidden Lake Court: Mr. Burke explained the need for additional directional signage. Ms. Connolly made a motion to purchase and install a new sign; Mr. Burke seconded the motion and all voted in favor.

**ADJOURNMENT**

With no further business to discuss, a motion made to adjourn meeting at 11:16 a.m. and seconded; all in favor.

Respectfully Submitted,

Verna Lutz  
Sandcastle Community Management