

**MAGNOLIA SQUARE
CONDOMINIUM ASSOCIATION, INC.
MINUTES OF MEETING OF THE BOARD OF DIRECTORS, FEB. 25th, 2016**

[Board Meeting Minutes Index Page](#)

The meeting of the Board of Directors was held on Thursday, February 25th, 2016, in the Clubhouse of the Association. Notice of the meeting was posted at various locations within the common property. A copy is attached.

The meeting was called to order by Jim Cornell, President at 7:00 p.m.

Present: Jim Cornell, Ron Watkin, Ron Godward, Brian Cassin, Ray Biggart, and manager Michelle Sampson.

Unit Owners present: List Attached

Approval of Minutes

Jim Cornell advised that the three tree proposals and their quotes were added to the minutes.

Motion, made by Ray Biggart, seconded by Ron Godward and carried unanimously to approve the Minutes of the January 27th 2016 Board Meeting and waive the reading.

Approval of Sale unit 3403

Michelle stated that all paperwork has been completed and the interview conducted for the above sale. Motion made by Ron Watkin and seconded by Brian Cassin to approve the sale of unit 3403. Carried unanimously.

Discuss Maintenance shed renovation

Jim Cornell stated that Peter Walsh and Jim Doran have put together a parts list to rebuild the maintenance shed. The cost will be \$1,778 for the shed and \$478 for the gutters. Labour will be supplied by volunteers of the community.

Motion made by Jim Cornell and seconded by Ron Watkin to approve the funds to renovate the maintenance shed to a maximum of \$2,500.

Discuss Landscaping company

The Board has been dissatisfied with Buccaneer's performance for a while. We received proposals from Buccaneer for \$24,400/yr, TLC for \$24,000/yr and Alexander for \$37,000/yr. **Motion made by Brian Cassin and seconded by Ron Godward to terminate the Buccaneer contract effective April 30 and accept the proposal from TLC for \$24,000 yr.**

Discuss office air conditioning

It was discussed that ducting to the office was inadequate. An office A/C system would remove the need to use the community room system for cooling. Two companies bid. Whatchacalit for \$2,143 and ?????? verbally for around \$4,000

Motion made by Jim Cornell and seconded by Brian Cassin to accept the proposal from Whatchacalit to install a split system A/C in the office.

Discuss Painting Carports

The carport roofs are showing significant rust and peeling paint. It was decided to move up the carport painting from 2018 to 2016. Three proposals were received; Tom White painting for \$57,875, L&T painting for \$22,000 and Al Leach painting for \$14,000.

Motion made by Ron Godward and seconded by Ron Watkin to accept the proposal from Al Leach painting to paint the carports for \$14,000.

President's Report

Jim Cornell reported on the tough year financially we had in 2015. Replace 2 pumps at the lift station, replace 3 pool pumps, replace fire hydrant, install new tennis gate and panic bar, unexpected repairs to the sanitary water supply, extra work required to the sanitary sewers upgrade, severe water damage to several units and the renovating of Mark's unit (#103). Although the costs were close to \$95,000 we were able to manage the bills and prevent an assessment.

Our transition from Mark to Larry for maintenance and from Condo Management Plus to Michelle for management is going very well.

Our initiative to improve our grass and gardens is moving forward with the cutting back of the tree canopy and the rehabilitation of the sprinkler system. Changing to TLC as our landscape contractor should improve our lawn care. Carol Kerr and her landscape committee continue to clear out overgrown gardens and trim back the bushes.

The Rules and Regulations are currently being reviewed to bring clarification to owner's responsibilities during damage claims and also expanded clarifications to gardening.

Treasurer's Report

Ron Godward explained the 2015 financial report in detail and pointed out where and how our extra expenses were handled.

New Business. Florida Department of Health report.

The President advised the board that, after an inspection, the Florida Department of Health reported three deficiencies in our pool equipment. Triangle Pools will be installing a DC Separator, a Flowmeter and an Auto-fill system for \$868.

Scheduled Board Meeting

The next Board of Directors meeting will be at the call of the Chair.

Adjournment

There being no further business, motion made to adjourn the meeting.

The meeting was adjourned at 7:50 pm

Respectfully Submitted

Ray Biggart
Secretary

Minutes Not Approved