

**MAGNOLIA SQUARE
CONDOMINIUM ASSOCIATION, INC.
MINUTES OF MEETING OF THE BOARD OF DIRECTORS**

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The meeting of the Board of Directors was held on Thursday, March 27, 2014, 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 7:05 p.m.

Present: Jim Cornell, Ron Watkin, Brian Cassin, Ray Biggart (see motion 2) and manager Joyce Adams.

Excused: Harry Graham

Unit Owners present: Copy Attached.

Approval of Minutes of the December 5, 2013 Board Meeting:

Motion, made by Ron Watkin, seconded by Brian Cassin and carried unanimously to approve the minutes and waive the readings.

Ratify Board Member Ray Biggart:

President Jim Cornell ratified the appointment of Ray Biggart and invited him to join the Board.

Motion, made by Jim Cornell, seconded by Ron Watkin and carried unanimously to appoint Ray Biggart to the Board of Directors.

Approval of Patios for Units 1304-2803-2904:

Motion, made by Jim Cornell, seconded by Ron Watkin and carried unanimously to approve the Patios for Units 1304-2803 - 2904

Approval of Sale for Unit 2004-2904:

Motion, made by Jim Cornell, seconded by Ron Watkin and carried unanimously to approve the Sale of Units 2004 - 2904.

Presidents Report:

President Jim Cornell reported that the games room renovations have been completed and the pool tables, ping pong tables and accessories have been installed.

Jim also reported that acoustic panels were purchased in kit form and assembled by Mariann and himself and installed by Board members Ron, Brian and Jim for a saving of over 70 per cent.

A chainsaw was purchased for \$80.00 which allows Mark to cut down some of our small trees and has already saved us \$600.00.

Jim reminded all residents about the rules and regulations of the association. No loud music at the pool only personal headsets; anyone under 16 years of age must be accompanied by an adult; cars must be parked nose in; no articles stored under stairs; all plants, chairs and tables must be removed from walkways.

Vice Presidents Report:

Vice President Ron Watkin reported on a recycling program for Magnolia Square. Every unit will receive information on where the recycle bins will be placed and how to use them.

Ron also reported on the sanitary sewer laterals from the buildings to the main sewer lines. These are in the process of being inspected and cleaned.

Treasure's Report:

Treasure's Report was given by President Cornell. Jim reported that as of March 27, 2014 the bank balance in the operating account was \$38,078.00 with \$7,675.00 in prepaid assessments leaving a total of \$30,403.00 available cash. Current reserves stand at \$149,124.00. As of March 27, 2014 we are under budget by \$11,570.00.

Jim also reported that on the five units in arrears in assessment, two are now current and the others are pending.

Meeting Room Use Agreement:

The Board recommended several changes to the current Meeting Room Use Agreement. The new agreement now requires a \$25.00 cash deposit when the room is requested and the remaining \$175.00 in cash before the event takes place. Several other conditions are also stated in the new agreement (copy attached).

Motion, made by Jim Cornell, seconded by Ray Biggart and carried unanimously to change the initial deposit of the meeting room agreement to \$25.00, in cash balance of \$175.00 cash prior to the event and to include the changes before the Board on March 27, 2014.

Policy Governing Plumbing Issues:

Jim reported that in the past a plumbing problem was the responsibility of the unit owner, unless the blockage was underground, then the responsibility was to the associations. The Board decided that in order to keep cost at a minimum they would purchase a motorized sewer snake; which would allow Mark to attempt to clear the blockage before a plumber was called.

Motion, made by Jim Cornell, seconded by Brian Cassin and carried unanimously to change our plumbing policy to as follows; if a unit has a plumbing blockage call the association first. If outside Mark's hours there will be a \$25.00 charge. If Mark is unable to rectify the problem a plumber will be called. Plumbing blockages will not be paid if the association is not called first.

Sewer Proposal

Vice President Ron Watkin reported on the 3 proposals that were received for the storm sewers.

1. \$32,217.00 from Driveway Maintenance
2. \$80,156.00 from Subterrain Technologies
3. \$44,175.00 from TCT Construction Drainage

Motion, made by Ron Watkin, seconded by Jim Cornell and carried unanimously to accept the bid from TCT Construction for \$44, 175.00.

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Investigate Purchase of Defibrillator:

Ray Biggart reported on the advantages of purchasing a Defibrillator for the association. Ray will look into all the regulations, training and cost of the Defibrillator and report back to the Board at the next meeting

Landscape Committee:

Jim reported that the trees behind the 500 building were taken down and the palm tree by the pool was also removed. He thanked Carol Kerr and her landscape volunteers, Dave Kerr, Audrey & Alex Burns, Carol & Ron Godward, Marie Dolligan, Christine Body, Manual Costa and our renter Patrick for their efforts in beautifying the property.

Social Committee Report:

Ellen Walsh reported on the cooperation of the Social Committee and the Board of Directors in purchasing the TV and Pool Tables and thanked all of the committee member as well as the Board for all the improvements to the recreation area.

Sewer Bill:

Jim reported on the invoice we received from the City of Largo in February regarding a 40 year error in our sewer billing. We have been billed for 80 units until this date. The billing has now been corrected to include the entire 144 units. Florida law limits back payments to 4 years. After meeting with the City we will pay back what is owed over a 4 year period commencing January 1, 2015 with no interest penalty. The impact on the "sewer" line item on all future budgets will be \$8.00 per unit per month. Also over the next four years we will be paying back \$58,650.44. This will also impact the same budget line by \$8.50 per unit per month for 48 months.

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 8:32 pm

Respectfully Submitted

Ray Biggart
Secretary

Minutes Not Approved