

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

[Return to Meeting Minutes Index Page](#)

The meeting of the Board of Directors was held on Thursday, December 5, 2013, 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 11:00 a.m.

**Present:**, Jim Cornell, Ron Watkin, Harry Graham and managers Joyce Adams and Scott Dvorak.

**Excused:** Ray Biggart

**Unit Owners present:** Copy Attached.

**Approval of Minutes of the November 11, & 12, 2013 Budget Meetings and the November 12, 2013 Organizational Meeting,**

**Motion, made by Harry Graham, seconded by Ron Watkin and carried unanimously to approve the minutes and waive the readings.**

**Appoint Board Member:**

President Jim Cornell, appointed Brian Cassin to the Board of Directors.

**Motion, made by Jim Cornell, seconded by Ron Watkin and carried unanimously to appoint Brian Cassin to the Board of Directors.**

**Ratify vote on Limited Proxy:**

**Limited Proxy Vote 1:**

Should the financial statements required by Section 718.111(13), Florida Statutes, be reduced from a review to a Financial Statement for the 2013 fiscal/calendar year? 35 Yes's and 16 No's.

**Limited Proxy Vote 2:**

Should the mailing of the year end financial statements waived? 34 Yes's and 16 No's.

**Approval of Sale for Unit 904:**

**Motion, made by Harry Graham, seconded by Brian Cassin and carried unanimously to approve the Sale of Unit 904.**

**Approval of Rentals for Units 703-2502-3602:**

**Motion, made by Jim Cornell, seconded by Brian Cassin and carried unanimously to approve the Rentals for Units 703-2502 and 3602.**

**Approval of Patios for Units 201-1304-2704:**

**Motion, made by Jim Cornell, seconded by Harry Graham and carried unanimously to approve the Patios for Units 201-1304 and 3602.**

**Social Committee Report:**

President and Social Committee liaison Jim Cornell, thanked the Social Committee for purchasing a 60" TV and bracket to be used in the Clubhouse for social functions during the year.

## **Magnolia Square Board of Directors Minutes**

**December 5, 2013**

**Page 2**

### **Presidents Report:**

President Jim Cornell reported that a Compliance Committee has been formed. As per Florida legislation and our documents, if any owner violates the rules and regulations of the association and is notified of the infraction and fails to comply, he or she will be fined. The owner has a right to appeal the decision of the committee. Jim also reported that the Board and the Social Committee have reached an accord to share the costs 50/50 with certain improvements in the recreation room. The Board and the Committee are in the process of replacing all three pool tables with two pool tables, one with a ping pong table on top. The current ping pong table will be saved and used as a cover for one of the pool tables during garage sales, dinners and other uses. Jim reported on the echo problem in the recreation room. He found that the cost of an installed suspended acoustic ceiling was \$6,000.00. Jim contacted an acoustic company called Acoustimac and they suggested 125 – 260 sq ft of acoustic panels at a cost of \$25.00 each.

Also reported was a new contract with Brighthouse. Brighthouse has agreed to reduce the rate that was established for 2014 back to the 2013 rate and honor that rate until 2015. They have also agreed to install cable for the Social Committee's TV in the recreation room and supply all the high definition channels for free. This amounts to a savings of almost \$4,200.00.

A newsletter will be published shortly to update everyone on the current affairs.

### **Vice Presidents Report:**

Vice President Ron Watkin reported on the Lawn cutting and Palm Tree removal. Buccaneer was contacted and asked to alternate the cutting of the grass to avoid seeing ridges in the lawn. Buccaneer was also approved to remove the infected Canary Date Palm tree located west of the pool.

Ron also reported on the Sanitary/Storm Sewer System (copy of report attached).

### **Treasurer's Report:**

Treasurer Harry Graham reported on the November financial reports. As of November 30, 2013 the Association has \$128,203.81 in the reserve account and no current debt.

### **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 11:26 a.m.

Respectfully Submitted

Ray Biggart

**Minutes Not Approved**

December 2, 2013

Magnolia Square Condominium Association  
501 East Bay Drive  
Largo, Florida  
33770

Dear Sirs:

Re: Donation of 60" Sharp Smart Television and Mounting Bracket

The Magnolia Square Social Committee has purchased the above noted television and mounting bracket.

It is our request that the television be mounted in the party room for use by the Social Committee and for specified events.

Yours truly



Ellen Walsh      Gerry Murphy      Neoma Watkin

## **Magnolia Square Condos**

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**From:** "Ronald Watkin" <ronwatkin@gmail.com>  
**To:** "Magnolia Square Condos" <office@magnoliasquarecondos.com>; "James Cornell" <jamesscornell@gmail.com>  
**Sent:** Friday, December 06, 2013 9:44 AM  
**Subject:** Vice President Report - Board of Director's Meeting /A December 5,2013  
At the Board of Director's Meeting Ron Watkin addressed the following issues:

### [1] Ridges in Grass

We are seeing evidence of ridges in the grass which appear to be created by the lawnmowers cutting the grass in the same direction. We are discussing this concern with Buccaneer to see whether alternative cutting patterns can resolve this concern.

### [2] Palm Tree Removal

The Canary Date Palm located west of the pool is infected with Texas Palm Drain, a lethal disease. These palms can be treated every 4 months with injections however once discolouration occurs in more than 25% of the plant the only solution is removal. With removal we hope that other palms will not be affected. Buccaneer has also indicated that it needs to be removed immediately and have submitted a quote of \$1075 [ \$825 for removal and \$250 for grading and sodding]. We are presently obtaining quotes from another firm to ensure a comparative cost.

### [3] Sanitary / Storm Sewer

Our insurance company have advised that unless with fix the road / sewers were the depression has occurred west of the clubhouse that they will withdraw from insuring Magnolia Square, We, through Gaylor engineering, are in the process of obtaining quotes to undertake this work which will form Phase 1 of our sewer program.

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12/6/2013