

MAGNOLIA SQUARE  
CONDOMINIUM ASSOCIATION, INC.

[Return to Minutes Index Page](#)

## MINUTES OF MEETING OF THE BOARD OF DIRECTORS

The meeting of the Board of Directors was held on Wednesday March 7, 2012 at the Association Clubhouse. Notice of the meeting was posted in various locations within the common property. A copy is attached.

The meeting was called to order by President Ray Biggart, at 6:00 p.m.

**Present:** Ray Biggart, Jim Cornell, Sarah Hengstebeck, Norm Moffitt, Barb Peacock, Managers Joyce Adams & Scott Dvorak.

**Unit Owners present:** Sign-in sheet attached.

### **1. Approval of Minutes of the January 31, 2012 Board Meeting**

Motion made by Ray Biggart and seconded by Barb Peacock to approve the minutes of the January 31, 2012 Board meeting. Carried unanimously.

### **2. Update Clubhouse**

Ray Biggart reported that the clubhouse is almost done, however there are still some matters to be dealt with. The kitchen is a problem and the floor and acoustics in the party room. \$150,000. has been spent on a bid of \$159,000. Not included is \$12,000. for a new roof. We have \$126,000. in the reserves and the current account is up-to-date. We still owe the contractor, but some things need to be done (the air conditioning in the office doesn't exist). The Magnolia Square property is worth \$8 to \$10 million.

### **3. Update Clubhouse Furnishing**

Jim Cornell reported that he has ordered three sets of patio furniture that will arrive on Friday, as well as two new bookcases and shelving for closets. There are three bulletin boards - the third arrived today for the Social Committee. There is a small miscellaneous bulletin board and a lockable one for the office. In the future there will be new pool tables and sofa and arm chairs for the game room.

### **4. Update on Reserve Study**

Norm Moffitt reported that he is working on getting prices. It will cost \$65,000. to \$70,000. to paint the buildings. We haven't done roofs since 2000 and costs have gone up considerably. Roofs were budgeted at \$4,000. but a recent quote is \$6,750. per building. There is \$50,000. budgeted for paving but recent quotes are \$115,000. for top off and surface and \$86,000. just to resurface. A reserve study costs \$5,000. but a lot of things were lacking. Norm is getting prices from contractors and when we get all the numbers will try to determine what we need on an annual basis. We may

get a couple of years from the existing roofs, but there are cracks in the walls going to the 04s and Norm would like to patch and paint the buildings this year. Ray recommended seeking professional advice on the reserve costs as they can determine when the work needs doing.

**5. Report from Security Committee**

Jim Cornell stated that his main concern was the back gate which can be kicked open. The gate is six and a half feet and the fence is five feet high. Ray is talking to the city about who owns the fence. There has been trespassing, but no vandalism as a result. Two security cameras from the clubhouse are missing. Barb asked about securing the new patio furniture. It was decided to wait to put the furniture out until the new cameras are installed.

**6. Report from Landscape Committee**

Barb Peacock spoke about the work that the landscape committee has done and the recommendation of Buccaneer as the new landscape maintenance company. A report has been provided to the Board members and will be posted on our website. Motion made by Barb Peacock and seconded by Norm Moffitt to accept the Landscape Committee Report including the recommendations. Carried unanimously.

**7. Approval of Patio in Unit 3003 - 1704 - 101**

Motion made by Ray Biggart and seconded by Jim Cornell to approve patio requests for units 3003, 1704,101 and 3301. Carried unanimously.

**8. Adjournment**

There being no further business, a motion was made by Jim Cornell and seconded by Barb Peacock to adjourn the meeting. Carried unanimously at 6:40 p.m.

Respectfully Submitted,

Barb Peacock  
Secretary

Minutes not approved