

MAGNOLIA SQUARE  
CONDOMINIUM ASSOCIATION, INC.

MINUTES OF MEETING OF THE BOARD OF DIRECTORS

The meeting of the Board of Directors was held on Wednesday May 2, 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:** Jim Cornell, Sarah Hengstebeck, Manager Joyce Adams.

**By Phone:** Ray Biggart, Norm Moffitt, Barb Peacock

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

**1. Approval of Minutes of the April 11, 2012 Board Meeting**

Motion made by Barb Peacock and seconded by Norm Moffitt to approve the minutes of the April 11, 2012 Board meeting. Carried unanimously.

**2. Rules and Regulations**

**a) Discuss restriction on planting or removal of trees and restriction on vines on buildings.**

**b) Discuss policy for garden edging.**

Motion made by Barb Peacock and seconded by Jim Cornell to add to and re-number Rules and Regulations Section I. General as follows:

New #10:

"Owners are not permitted to plant, trim and/or remove trees. Any requests to plant, trim and remove trees must be submitted to Management on a work order form."

New #4:

"Building walls must be kept free of vines and plant materials."

Barb Peacock suggested that Mark remove rotted timbers and edge the garden beds, in consultation with the landscape company. Further discussion resulted in a New #11:

"When timbers rot, beds will be edged by the Association unless the grading requires a different treatment. Owners may replace the timbers around their gardens at their own expense. For conformity, timbers must be purchased through the Association."

Carried unanimously.

**3. Discuss Irrigation Proposal**

After checking the entire irrigation system, Buccaneer found that improper parts have been used over the years. They recommended that we put the proper sprinkler heads on so that they can get the system to operate as it was designed. Once that is completed they can determine the capacity of the overall zones and system.

Motion made by Barb Peacock and seconded by Jim Cornell to accept Buccaneer's proposal to install 63 proper sprinkler heads and replace two clocks with one proper

timer at a total cost of \$2,549.50, effective October 1, 2012. Carried unanimously.

#### **4. Discuss proposal for irrigation and plantings in front of clubhouse**

Buccaneer prepared a proposal for planting and irrigation of the beds in front of the clubhouse. Management contacted a plumber who made a new suggestion for bringing a water supply to the front garden. Barb Peacock asked to postpone discussion of this agenda item until the June meeting in order to further investigate this issue.

#### **5. Discuss Meeting Room Agreement**

Jim Cornell presented the following changes to the current Agreement for Use of Meeting Room:

1. Change the deposit from \$100.00 to \$200.00 cash.

A discussion of the need for a cash deposit lead to the removal of the word "cash".

Opposed by Jim Cornell. Carried.

2. Add line under purpose of event. "Number of people attending\_\_\_\_ Age of group\_\_\_\_."

3. Move the wording "I will be present at all times" to a separate paragraph and put in bold print.

4. After purpose of event add the line "Number of chairs required\_\_\_\_, number of tables required\_\_\_\_."

5. At the end of "Any damage" paragraph add "(Cleaning charge \$25.00 per hour)"

6. Add maximum 60 to new line #2 after "Number of people attending"

7. After "the use of the meeting room only" add "the kitchen facilities in the Rec room, if required (tiled area only)."

8. After "The sale of alcohol is prohibited" add "Commercial use prohibited."

9. After discussion about clean up, the following language was added "I will ensure that the room is vacated and cleaned by 11 pm the same day."

The remaining changes to the agreement were carried unanimously.

#### **6. Discuss replacing back gate**

Jim Cornell made a motion to contract Superior Gate to replace the rear gate with larger posts and a welded frame gate for \$967.00 and Jays Locksmith to install a commercial lock for \$220. Keys cost \$1.75 each and upon request to the Office, one key will be provided to each unit (keys to be ordered by Management - 50 at a time).

Carried unanimously.

#### **7. Fence, Security Update**

Jim Cornell said he was not comfortable with the current options/quote and that the back patio is outside the current fence proposal. He would like to continue to research the options. Norm Moffitt stated that at the April security forum, owners voiced their concerns about securing the pool area and the majority were in favor of a \$200. assessment per unit to pay for the fence and mag locks. Jim and Joyce explained that, as an interim measure, the north tennis court gate and all pool gates would remain locked for the summer. Mark has agreed to keep an eye on the pool for trespassers plus do an evening security sweep, the office hours are ammended to Tuesday and

Thursday afternoons plus Scott will do an afternoon security sweep on Monday, Wednesday and Friday on his way home from work, and finally the back gate will be immediately replaced by a more robust one and rekeyed.

#### **8. Discuss Painting Buildings**

Jim Cornell reported that he spoke to Tom Penman, the Scott paint representative, who inspected the buildings and reported that they were overdue for painting. A discussion ensued about whether the doors needed to be painted. Management was asked to get a quote without the doors and a quote per door as well as a quote to have all buildings done at one time. Item deferred to the next meeting.

#### **9. 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 7:40 p.m.

Respectfully Submitted,

Barb Peacock  
Secretary

Minutes not approved