

MAGNOLIA SQUARE  
CONDOMINIUM ASSOCIATION, INC.

MINUTES OF MEETING OF THE BOARD OF DIRECTORS

The meeting of the Board of Directors was held on Tuesday January 31, 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 6:40 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.

Ray Biggart announced the results of the Organizational meeting of the Board of Directors:

President - Ray Biggart

Vice President - Jim Cornell

Treasurer - Norm Moffitt

Secretary - Barb Peacock

At Large - Sarah Hengstebeck

**1. Approval of Minutes of the November 15, 2011 Board Meeting**

Motion made by Barb Peacock and seconded by Jim Cornell to approve the minutes of the November 15, 2011 Budget meeting as posted. Carried unanimously.

**2. Approval of Rentals for Units 902, 904, 1504, 2104, 2502, 3504, 3602**

Joyce Adams stated that all renters have been interviewed and approved. Motion made by Jim Cornell to approve all rentals. Seconded by Sarah Hengstebeck. Carried unanimously.

**3. Approval of Windows for Unit 201.**

Jim Cornell stated that the application for a second floor window for unit 201 was approved, however the application for a larger window on the main floor does not conform to the rules. The Manager will inform the owners.

**4. Discuss Patios in Complex**

A request was made for a patio that conformed to the existing standards, however the constructed patio does not conform. The Manager was instructed to reply to the owners.

**5. Discuss Reserve Study**

Joyce Adams clarified that a reserve study is no longer a legislative requirement and the

cost of a proper study would be enormous. Norm Moffitt said that we need to update the reserve, which has a current replacement cost of \$588,000. He suggested that we contact contractors to obtain current cost estimates for painting, paving etc.. Motion made by Jim Cornell and seconded by Barb Peacock to establish a committee to review the reserve fund and future capital costs. Norm Moffitt to chair committee which will include Joyce Adams and other members that may be appointed by the chair. Carried unanimously.

#### **6. Discuss Security**

Jim Cornell stated that security is implied more than a reality. Motion made by Jim Cornell and seconded by Barb Peacock to establish a committee to review security in the complex. Committee to be chaired by Jim Cornell with other members to be appointed by the chair from time to time. Carried unanimously.

#### **7. Discuss Landscaping**

Motion made by Barb Peacock and seconded by Jim Cornell to establish a committee to review landscaping within the complex. Committee to be chaired by Barb Peacock. Carried unanimously.

#### **8. Discuss Clubhouse Furnishings**

Motion made by Jim Cornell and seconded by Norm Moffitt that Jim Cornell chair a committee to look at cost of replacing current clubhouse furnishings including patio furniture for the new front patio. Committee members to be chosen by the Chair. Carried unanimously.

#### **9. Discuss Accelerating Payments**

Motion made by Ray Biggart and seconded by Jim Cornell to accelerate maintenance payments for a specific unit that is consistently in arrears. Carried unanimously.

#### **10. Schedule Monthly Board meetings**

Motion made by Barb Peacock and seconded by Ray Biggart to pre-schedule monthly board meetings on the first Wednesday of the month at 6 p.m. starting in March. Carried unanimously.

#### **11. Update on Clubhouse Renovations**

Ray Biggart stated that the renovation job was started in September, but took longer than expected because there were a number of problems that had to be remedied. It was not an easy job for the contractors - the roof was not connected to the building, the windows and doors had no sills and the party room door had nothing holding it up. A copy of the plans was available for anyone to review.

Jerry Murphy #503 asked about the budget for the renovation. Ray Biggart said that it was a little over, due to the sills and retaining wall that had to be built.

Mel Bailey # 3302 asked why a supporting post was in the middle of the dance floor and Ray explained that it was due to cost.

George Peacock #2601 asked when we would know the final cost, whether there is

enough money in the reserve fund and who provided oversight of the project. Ray replied that the funds exist in the reserves. Any increase to maintenance fees would depend on the next Board and there will not be an assessment.

Maureen Gruerio #1902 said the room was dark and asked about plans for more lighting. Ray replied that if most people agreed that it was a problem, it would be a simple matter to change the light bulbs.

In response to the issue of lack of communication to the owners, Jim Cornell said he would contact all 144 people here to obtain their e-mail addresses. There will be a question and answer to the Board.

## **12. Adjournment**

There being no further business, a motion was made by Ray Biggart and seconded by Barb Peacock to adjourn the meeting. Carried unanimously at 7:28 p.m.

Respectfully Submitted,  
Barb Peacock  
Secretary

Minutes not Approved