

**ASSOCIATION MEETING MINUTES FOR  
MAGNOLIA GLEN-2024**

**I. MEETING DETAILS & BOARD MEMBERS ATTENDED:**

President: Dean Dukes

Secretary: Tisha L. Crouse

Vice President: Luis Martinez

ARC: Chauncey Hamilton

Treasurer: OPEN SPOT

Date: Sunday, October 6, 2024

Scheduled Start Time: 2:00 pm

Location: Dean Dukes Residence

**II. ABSENCE BOARD MEMBERS:**

NA

**III. CALL TO ORDER:**

2:05 pm by President Dean Dukes

\*Last meeting Minutes for 9/7/24 Approved

**Meeting Agenda as follows:**

1. Current Financials- Passed out the financials so the attendees could see all statements we received from EPM for August.

\*We do not yet have September's financials from EPM.

\*Balance as of August \$15,101.04.

\*Bills paid by the HOA: Electricity, Water, Gate Maintenance, HOA Insurance.

\*Previously operating in the red-lowered Property manager (EPM) fees to \$4400.00.

\*To save money, we cut out lawn service, and homeowners take turns mowing, weeding, and doing general landscape cleanup.

## 2. Neighborhood Entrance Sign-

\*Voted yes to purchasing a sign for the front entrance.

\*Previously, estimated via Etsy was between \$1800-3000.

## 3. Annual Board Meeting-

\*Meeting was decided for Saturday, November 16, 2024 at 2:00

\*All positions for the Board will be Open, and we will be voting as a community. Must be current in Dues Paid in full and have no outstanding violation fees.

\*Open Spots: President, Vice President, Treasurer, Secretary and ARC.

\*At this meeting, no one volunteered to be in a position.

\*It Was noted that with the new law for Florida that passed in July 2024, all new board members will be required to do training to meet the Florida State law. The training is on the Florida State web page, but you can also contact EPM after elections for more information.

## 4. CCR Violations-

\*3 strike rule for violations- After receiving the 3rd letter, you will receive a fine letter. Increments will be **\$25.00, \$50.00, \$75.00 then \$100.00, with that being the max and each recurring fee for each subsequent occurrence of the same violation.**

\*Board Approved 8x8 limit two no poop/pee, stay off grass yard signs.

\*The new Law passed in July will NOT affect Magnolia Glen. We are a Private Road. Parking in the street is NOT allowed.

\*The board suggests if we have a party, guest, etc. for an extended time give the board a heads up but, after 24 hrs. the vehicles will need to be removed from the street by 8am.

\*Dogs are always to be leashed when they are not on your property. There are to be no dogs walking the street without a leash, no matter how well-trained they are.

## 5. SPEEDING-

\*Dean has Speed Limit signs that he will distribute throughout the community to help remind neighbors, guests, service vehicle, etc., of the speed in the community.

\*Dean researched renting a radar sign that displays the speed but could not find a place to rent us one.

\*Vote in November at the next meeting: Dean will provide sizes, prices and placement for the bumps.

## 6. HOA Dues-

\*Board Voted last meeting on 9/7/24, No Monthly payments are accepted Dues are yearly only due January of each new year.

**\*Starting in 2025**, If HOA Dues are NOT paid by the day of the meeting in November, you will NOT be able to vote.

#### 7. Magnolia Tree at Front entrance-

\*Community to Vote to either KEEP or REMOVE

\*That specific Magnolia tree will eventually grow, and roots will spread to 8-12 feet. Causing damage to the street and curbs, which is then the responsibility of the HOA to repair.

\*Suggestions on new locations for trees as well as once they are removed, anyone that would like to have a tree is allowed to, just ask NOT to go out there now and start removing them. (See open comments for list of names for trees)

**\*Voted YES to remove the trees from the entrance landscape. 31 votes yes and 8 no for keeping. No removal of trees will occur until the HOA Board of Directors gives the "OK" and there is plan in place to put additional landscaping in their place.**

#### IV. REPORTS:

\* Reviewed and discussed the financials received from EPM, bills, and bank statements.

\*Balance of Aug. is \$15,101.04.

#### V. OLD BUSINESS:

\*Speed Bumps-(progress)

\*Front Entrance Sign-(progress)

#### VI. NEW BUSINESS:

**\*Voting for all Open spots on the Board is to be done by either in-person or by proxy at the November 16th, 2024 board meeting that will start at 2:00pm.**

\*Voting on Speed Bumps

## **VII. OPEN COMMENTS:**

\*Suggested hiring pest control for the front landscape.

\*Houses with a retention pond in the yard, whether it's the side or back, it is your responsibility to maintain per CCR.

\*It is too expensive per the estimate for a bigger motor and gate doors for the front.

\*Concerns with speeding throughout the neighborhood.

\*The attendee researched that having speed bumps can reduce speeding by 60%, and the same attendee voiced scary incidents with speeders in conjunction with her children.

\*Attendee suggested calling Santa Rosa County Traffic Dept to ask about hiring an "Off Duty" officer to radar the neighborhood and hand out warnings.

\*The following names requested to have Magnolia tree after they are pulled-

Cleveland-2

Davidson-2

Reuben-1

Hamilton-1

Covino-1

White-4

Luis-2

Chauncey-2

## **VIII. TABLED:**

\*After removing the trees, what will be put in the landscaping to keep an appealing look to the community?

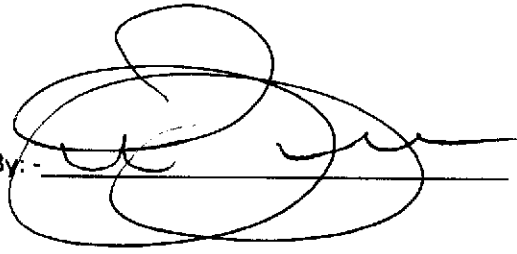
\*Possibly hiring a Lawn Service.

## **IX. ADJOURNMENT:**

\* Called at 3:34 pm by President Dean Dukes

**X. MINUTES SUBMITTED BY:**

\* Tisha L. Crouse 10/7/24 Approved By: -

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right, positioned over a horizontal line.