

Meeting Minutes:

1. Introductions were made for President, Vice President, and ARC Lead
2. Discussed the past and present of the Magnolia Glen Board and the community in general
3. Discussed all of the items that belong to the community and requirements to upkeep
 - a. Suggestion was made for changing the watering of the Magnolia Trees in the median
 - i. Replace the sprinklers with bubblers
 - b. Suggestion was made to remove the pine straw from the foliage areas
 - i. Additional suggestion was made to replace with another medium and whether or not the HOA was willing to pay for the materials and have community members participate in replacement
 - c. Suggestion was made to place underlayment down to reduce weeds
4. Discussed the roads within Magnolia Glen
 - a. Ownership and upkeep are responsibility of Magnolia Glen HOA
5. Discussed sale of Magnolia Glen Phase II to DR Horton
 - a. Discussed the future building and traffic to ensue
 - i. Discussed upkeep of the roads within Magnolia Glen and ensuring any issues resulting from additional construction traffic is remedied by DR Horton.
6. Discussed speed humps
 - a. Initial estimates were provided
 - i. \$2500 per hump for Asphalt
 - ii. \$1300 per hump for Commercial Grade Plastic/Rubber
 - iii. Community would need a minimum of 5 to 6 (~\$12,500-\$15,000 for Asphalt or \$6500-\$7800 for Plastic/Rubber) approximately 300-500ft spacing
7. Discussed water, electricity, landscaping, and internet for the community property
 - a. Discussed replacement of wood board the meter, and electrical boxes are attached to
8. Discussed the HOA financials
 - a. Covered the operating expenses and current operating cash
 - b. Discussed the community residents with an outstanding Dues balances
 - i. People expressed concern there are members of the board with outstanding balances
 1. Discussed limiting voting to paid members only
9. Discussed U.S. Postal Service issues and complaints
10. Discussed Ethridge Property Management company
 - a. Discussed delay in response to requests
 - b. Discussed possible change of Management Company
 - i. Cost of Change
 - ii. Service offered versus what is offered by EPM
 - iii. What service are included with EPM
 - c. Discussed adding additional information to <https://www.EPMFL.Net/Associations>
 - i. Meeting Notes
 - ii. Community Events
11. Discussed the entrance gate
 - a. Discussed open and close cycles (300 total max per day)

- i. Discussed possible upgrade (Costs)
 - b. Discussed pedestrian entrance
 - i. Discussed possible addition of a swing gate (cost with or without a lock)
- 12. Discussed the Magnolia Glen Community Sign
 - a. Discussed that original sign was going to be built and installed by Timberland
 - i. Discussed that with the sale of property to DR Horton, Timberland will not be installing a Community Sign.
 - ii. Discussed possible installation by DR Horton
 - b. Discussed adding a "Magnolia Glen" sign to the gate
 - i. Discussed the additional weight and stress on the gate and the motors
 - ii. FL Metal Works was discussed as a possible company for the sign (~\$3500 estimate)
- 13. Discussed when the next meeting would be scheduled
 - a. Possible January timeframe after the Holidays
- 14. Disseminated a clip-board for suggestions to the entire group
 - a. Community Service opportunity to high-school students (Community Clean-Up Day)