

Magnolia Bayou Homeowners' Association
General Meeting Minutes (Pending Approval)

May 18, 2019

The semi-annual meeting of the Magnolia Bayou Homeowners' Association was held at the Gulf Islands National Seashore, Ocean Springs. Bob Zittleman called the meeting to order at 11:15 a.m. There were 19 property owners in attendance and 13 proxies were received. Keri Friedley, MBHOA Secretary, confirmed that there was a quorum present.

Secretary's Report: Bob Zittleman read the Nov. 10, 2018 MBHOA General Meeting Minutes. Belinda Serata made a motion to approve the Minutes with a second by Reggie Bates and the Minutes were unanimously approved.

Treasurer's Report: Chris Friedley reported on MBHOA's 2018 profit & loss statement in comparison to previous years. Chris also reviewed the budget. Chris reported that 120 lots are liable for dues totaling \$9,000 & MBHOA has received \$9,000. Reggie Bates made a motion to approve the Treasurer's Report with a second by Marty Capalbo and the Treasurer's Report was unanimously approved.

Committee Reports

Landscaping: Kay Bates reported that the majority of flowers at the north entrance had died & that the irrigation works fine at the north entrance. Kay will contact Josh with 1699 Landscaping to replace the flowers at the north entrance with flowers that are more sun tolerant. There were complaints about the landscaping not being maintained from fence line to fence line at the south entrance. Chris will ask Josh for a quote on maintaining fence line to fence line.

Welcome: Belinda Serata has been compiling and handing out Welcome Committee packets to new M B residents. Belinda asked M B homeowners for their help by notifying her if they notice a new resident moving into our neighborhood. Belinda also notifies the Board & the CPA's office of new residents.

New Business

Neighborhood Repairs: Keri Friedley & Bob Zittleman presented quotes from 2 different masonry companies for brick repairs on common walls, (excluding the Point Clear wall damaged by a car). MBHOA is responsible for the cost of repairs to common walls. Rob Blackman said the City of Ocean Springs would allocate \$500 to every neighborhood & suggested that MBHOA send an annual letter to the City requesting those funds. Bob Zittleman will send a letter to the City requesting funds to help with the cost of common area masonry repairs. Rob Blackman will also contact the O. S. police Department to obtain the report on the damage by a car to a wall on Point Clear Dr. on 9/15/2018. Both Karen Chewning & Kim Davis volunteered to get quotes from other masonry companies.

There was discussion about repairs needed to the fences at the south entrance. Bob Zittleman read Article II Section 12 of the Phase 1 Covenants stating that, "Each owner of Lot 1, 2, 3, 4, 5 or 16 shall, at

his own expense, make all repairs and replacements to the portion of the fence erected by Declarant on the South margin of the lot or lots owned by them which are required to keep and maintain said fence in good repair.” Kim Davis suggested the Board send out a courtesy letter to remind the homeowners at the south entrance that they are responsible for the fence repairs. Linda Sites made a first & Belinda Serata made a second & the motion was approved for the Board to send the letter.

There were complaints about the erosion at the storm drains between 3705 – 3707 Point Clear Dr. and about the lack of upkeep of the empty lot at the south entrance of the neighborhood.

Report from Rob Blackman: Rob reported that he asked Singing River Electric to replace every light in the neighborhood with LED lights & he asked them to replace the older light poles that needed repairs. He reminded everyone that the poles have numbers on them & to let him know if a street light is out.

Open Forum for Questions & Suggestions

MBHOA Dues Increase: Bob Zittleman discussed raising MBHOA dues. Chris Friedley reported that MBHOA has spent (**\$5,000 to \$9,000?**) so far this year. Nancy Riggins made a suggestion was made to increase the MBHOA dues to \$120 and Belinda Serata suggested an increase to \$125 per year. Chris Friedley stated that there is a lack of MBHOA funds to make necessary repairs in the neighborhood. Linda Sites suggested sending notification of a vote on a dues increase & a ballot to all homeowners. After a discussion, Belinda made a motion to mail a notification letter of a vote on a dues increase to \$125 per year and a ballot to the homeowners. Betty St. Amant made a second to the motion. There were 15 votes in favor of mailing a dues increase notification letter & 4 votes against, (including 2 proxies against), & the letter & ballot were approved. Per Article VI Section 1 of the MBHOA Bylaws, written justification & 66 signature votes must be obtained within a 30 day period to increase the dues. The 30 days begins with the postmark on the notification letter & ballot. An online vote was also suggested for the dues increase. It was suggested that the Board post a sign at the neighborhood entrances stating the deadline for the vote on the dues increase. Several volunteers would be needed to canvass the neighborhood to collect unreturned ballots by the 30 day deadline. Rhett suggested stating on the letter that the dues increase would increase property value. Rhett volunteered to compose the dues increase letter to be mailed out to M B homeowners.

There was discussion about the poor condition of the neighborhood streets. Robert Blackman reported that he is trying to obtain funds from the City of Ocean Springs to replace some of the concrete street panels. He said that the City is limited to repairing 3 – 4 concrete panels per year. Robert asked for homeowners to notify him of the panels that are in the most need of repair. There were complaints about residents parking on the grass. Bob Zittleman will send out a letter to the residents in violation of the parking covenants and if no action is taken by the resident, MBHOA’s attorney will send a cease and desist letter to the resident. Rhett suggested that MBHOA’s website needs updating.

Bill made a motion to adjourn the meeting, with a second by Robert Blackman. The motion was unanimously approved and Bob Zittleman adjourned the meeting at 12:30 p.m.

Minutes submitted by Keri Friedley, Secretary MBHOA