

MINUTES
MAGNOLIA DUNES HOMEOWNERS ASSOCIATION
19 December 2024

Meeting Held at St Augustine Beach Public Library and via Teleconference.

Board Members Present:

Len Weeks (3)
Chris Gannon
Jamey McCoy (2)
Dan Hartman
Tim Buckley

Owners Present or via Zoom:

Julie Abicht	Jerry Palmer
Patrick Bonnet & Ellen Halpin	Richard Burch
Richard Smith	Ann Chieky & Bruce Simon
Kenny Kubart	Brian Downey
Teresa Petrilli	Cheryl Laubacher
Gloria Gonzalez	Tom McDonough
Anne & Joe Flanagan	James Makowski

1. **CALL TO ORDER:** Len Weeks called the meeting to order at 1635, 19 Dec 2024.

2.. **QUORUM:** All five (5) board members were present; No Property Management.

3. **LAST CALL FOR PROXIES AND ANNOUNCEMENT OF 2025 BOARD:**

Chris Gannon and Jamey McCoy were re-elected for another two (2) year term.

4. **DISPOSAL OF ANNUAL 2023 MEETING MINUTES:**

Motion made and seconded to retain last year's minutes as a matter of record. Approved by all.

5. **TREASURER'S REPORT:** Jamey McCoy reviewed the 2023 and 2024 budgets. She also noted projections for the 2025 fiscal year, including some anticipated expenses and increases.

- a. Our insurance does NOT cover repairs or rebuilding of the west wall.
- b. Our Property Management was paid through May 2024 and then no further payments.
- c. A small amount of our reserve fund balance is reserved for social activities, including but not limited to potential for a neighborhood social gathering, food and drinks for volunteer work service days, etc.
- d. Brian Downey suggested (and Len agreed) that line items from our reserve should be built in for potential projects such as wall repair, retainers for lawyers, storm water flooding mitigation, etc.
- e. Our property management company suddenly closed. The search for new property management companies so far has come in as high as \$600 per month, more than what we were paying. One such company additionally has an initial \$1000 sign-up fee. The search for a new PM company will be weighed against the metric which best serves our HOA.

6. **OLD BUSNIESS – BOARD VOTE TO APPROVE 2025 BUDGET.** Our annual HOA fees will increase from the current \$447 per home to \$600. Motion was made to accept, seconded and the yay took it. Two nay's (Jamie, and one other).

7. **NEW BUSINESS:**

a. **New State of Florida laws** require that HOA board members must now take and pass a 4-hour course (online) on HOA Management and updates to new state laws within 90 days of assuming their position or will be removed from the board for failure to comply.

(1) Maintenance of board member education also includes an additional 8 hours of training throughout the year.

(2) Our budget must be posted on a member accessible website and updated monthly. Until that happens, it will be posted on our own internal website (magdunes.org).

(3) Any HOA meeting minutes to be posted.

(4) Homeowners can now park commercial vehicles in their driveway in accordance with (IAW) new state laws.

(5) All neighborhoods with HOAs must be inspected annually now IAW new state HOA laws. Details on how and when this will occur to be posted as we learn it. Chris will post these details as they become available to us.

b. **New Property Management (PM) companies:**

(1) Our Board is looking at 3 Property Management companies so far:

(a) Associate Management in St Augustine on A1A. Point of Contact (POC)
Whitney Curry.

(b) Sovereign & Jacobs.

(c) May Management

(2) We (MDHOA) will have control and decision authority over our budget, but the new PM will maintain our budget.

(3) Which ever company we select, we will look for a 30-60 day “escape clause” in the event their services are unsatisfactory, or their practices do not serve our needs.

(4) Chris asked for volunteers to assist in the screening of PM companies. Ellen Halpin and Julie Abicht volunteered.

(5) Len was adamant that whichever PM company is selected does not run our neighborhood like a prison.

(6) The primary reason for the increase in our annual HOA dues was the cost of securing a new PM company.

(7) Motion was made to accept these terms, an amendment made, then seconded. Two (2) “Nays” and the rest “yay”. Motion approved and accepted.

c. **STORM WATER MITIGATION AND EASEMENT ADJUSTMENTS.**

(1) Len discussed in detail his efforts to obtain “minimally invasive storm water mitigation fixes. He compared several courses of action, one of which would have cost millions of dollars.

Len gave a summary of his prior meetings with the City of St. Augustine Beach (SABC) officials. Jason Sparks, P.E., Engineering Director for the City, has submitted several articles to Len to share at tonight’s meeting.

This project is being designed and funded with grants received by the City to help improve stormwater issues in Magnolia Dunes and several other areas in St. Augustine Beach. Len is only reporting on the project areas that affect Magnolia Dunes at tonight’s meeting.

History: Magnolia Dunes has had periodic issues with flooding in the swales and road in Magnolia Dunes when we have extended periods of heavy rain for many weeks or during a hurricane or other storms. This only happens every several years but is a concern as the water on the Northeast portion of Magnolia Dunes Cr. can have up to 18” of standing water in the road for 3-5 weeks. This makes walking around the Circle impossible without getting wet, and small – medium size cars cannot drive

through the water. Some residents cannot get to their driveways to get to their homes when the water is this deep. The city has supplied and set up a temporary pump on at least 3 occasions in the past 10 years to relieve the problem. They must extend a hose through Lots 20 & 21 down Ewing St. to an inlet that goes to the State DOT retention pond.

SABC has engaged a professional design team from Gainesville to assist in the design, which is currently about 90% complete.

The current design requires an easement to install a new 6" drain line from the retention pond area in the center of Magnolia Dunes to drainage outside Magnolia Dunes. Len and Kristy Weeks, the owners of Lots 19, 20 & 21, have agreed to give the SABC a 10' easement on the north and east sides of Lot 21 in order to have the 6" drain line installed. The line is to be installed by directional bore so that the damage to the property and any trees will be at a minimum.

The SABC also needs an easement from the Magnolia Dunes Homeowners Association (MDHOA) to install a pump, electrical control panel and inlet box for the water to drain into. This will be in the southeast common area of the retention pond and right-of-way behind Lot 53. The pump will be installed in an underground box and the area will be shielded from view with vegetation. This drainage system will be maintained by the city.

Len Weeks provided copies of the 3 proposed plans and easements that were provided by the city. These were presented to our board and residents at tonight's meeting.

The board and membership approved the plans and asked the board to move forward with the final design and easements. The actual construction should be completed during the summer of 2025. There should be minimal cost, if any, to the MDHOA.

In other related business, Len Weeks presented a letter, dated 12/17/24, from the St. Johns River Water Management District stating that the underground storm water tanks that were installed on Lot 20 by the developer in 2003, were not required and were not part of the original stormwater permit for Magnolia Dunes. Therefore, they can be removed without altering the requirements of the original Permit Number 48299-1. The board and members agreed with this request from the property owner.

In another related matter, Len Weeks presented to the board and members a concern that has been raised by numerous residents over the years. Many residents who purchased homes in Magnolia Dunes have found out that they cannot install a pool, screen enclosure, or addition on their homes due to a 20' – 25' drainage easement on their property. Len Weeks presented a plat of the subdivision showing where the easements are. Now that we are working on a permanent solution for stormwater removal, the chance that anyone will ever need to use those drainage easements is significantly reduced, if not eliminated. All members voted to have the board move forward with the removal or reduction of these easements. The board will investigate how to remove these easements from our covenants, etc.

Len will supply copies of the above material to include in these minutes and on our website.