

MAGIC LANDINGS ASSOCIATION INC

Minutes of Board Meeting – December 11, 2024

Meeting held in person at Robert Guevara Community Center, BVL

The meeting was called to order at 6:31pm by Sue Ann Ryan.

Notice of meeting was emailed, mailed to owners and posted on the community website.

The following board members were present, which covers quorum:

Allan Lopez, Cindy Valentin, Cesar Perez, Sue Ann Ryan, Angel Oquendo and Debbie Spice, CAM.

Approval of last meeting minutes – the minutes were read by Alan and approved by Cesar and SueAnn.

Unfinished business:

South Florida Water Management District had been contacted regarding the drainage into the conservation area and subsequent lack of water movement. Even though SFWMD is listed on the property appraiser website as the owner, they only have conservation easement rights on the land. This means that all maintenance (physically and financially) of the area is the responsibility of the HOA and its members.

SFWMD recommended SLM Environmental Services to do an inspection and evaluation with recommendations for maintenance to improve drainage. The quote for the inspection is \$1800-2500. Motion was made to go ahead with the inspection by all board members.

Maintenance issues include the repair of the front entrance sign and replacement of the broken lights. A quote will be requested.

Sue Ann volunteered to paint the speed bumps so yellow fluorescent paint will be purchased.

Landscaping – after discussion concerning the cost of mulch and annuals, it was agreed that shrubs would make more sense and cost effective to be planted in front and at the rear of the guard house. No mulch is to be used.

The budget for 2025 does not include the spraying of sidewalks and roads for weeds so a quote will be obtained for 3 times per year. This cost will be taken from the landscaping budgeted amount.

The 2025 preliminary budget was discussed and the amounts were based on costs in 2024 with slight increases in utility pricing. Owners that are in a delinquency status, i.e not paid by the due date and demand notice issued per the governing documents (By laws, article seven (7), fees, dues and assessments, item E.2 & Declaration of CCR, item 5. E and G) will be turned over to the association's attorney for collection enforcement.

The 2025 Budget was approved by all board members.

There was discussion relating to Osceola Sheriff Department to assist with traffic and county parking ordinances. Further research is necessary with the sheriff's legal team and the association's attorney, Ruggieri Law Firm, to create a legal addendum to include the community within the county jurisdiction.

There were no questions from the floor and the meeting was adjourned at 7.58pm by Cesar Perez and Sue Ann Ryan.

Signed: Cesar Perez, Secretary/Treasurer

Date: January 10, 2025