

# Magic Landings Association Inc

Minutes of Board Meeting – Sept 18, 2024

Meeting held in person at Robert Guevara Community Center, BVL

The meeting was called to order at 6:40pm 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 Cindy and approved by Angel and SueAnn.

Unfinished business:

The dry retention areas at the front of the community are not draining into the pond and then into the conservation area. The water in the storm drains are at street level in several areas which indicates that they are not draining. The landscaper has been asked to quote to dig out the area around the open drain pipes. There was discussion about the whole bigger issue of the water not draining. Osceola County have visited the community several times and advised the Association to have an engineer look over the issue as it is not their responsibility. The plans that they approved when the community was built was adequate. Further research is to be done to correct the water flow drainage into Neo City Way. Engineer quotes will be obtained.

A motion was made by Cesar and approved by SueAnn. 2<sup>nd</sup> Allan, to cancel the current towing company, Towlando, and to go ahead with New Generation Towing company contract, effective October 1, 2024. It was also approved that full wheels parked on the grass verge would be a violation and subject to towing.

Payment of HOA Assessments for 2024 is quarterly. The Board approved for the billing cycle to go back to semi annually, payable by January 1 and July 1 from 2025. This would reduce mailing and printing costs. Motion was approved by all Board members.

Violation – The owner that has painted logo's on their driveway was in attendance at the meeting to discuss the violation. The matter is now with the Associations attorney for enforcement and the owner advised to contact the attorney for further information as he had already been advised by the Board that the painting was not approved.

New Business:

The proposed budget for 2025 will be worked on based on costs incurred in 2024 and estimated repairs that may be necessary.

There were no further questions from the floor and the meeting was adjourned at 7:44pm by Cindy and Sue Ann.

Signed: Cesar Perez, Secretary/Treasurer

Date: October 18, 2024