

MAGIC LANDINGS ASSOCIATION INC
Not for Profit

Minutes of Annual Meeting

Wednesday June 27, 2018

The meeting was called to order at 7pm by President Richard Birtchman, at the Robert Guevera Community Center, Kissimmee, FL 34743.

Notice of meeting was posted on bulletin board by mail boxes, emailed to owners and mailed to owners without email addresses provided.

The following Board Members were present:

Richard Birtchman

Debra Vilella

Cesar Perez

Miguel Cintron

Debbie Spice, LCAM

Frank Ruggieri, The Ruggieri Law Firm (Association Attorney)

After meeting was called to order, previous meeting minutes were read by Debra Vilella and approved. Motion to approve by Richard Birtchman, seconded by Cesar Perez.

Unfinished business:

Maintenance

Additional doggie bag stations were requested for areas that currently don't have them at the last meeting. Motion to approve by Richard, seconded by Cesar, the purchase of 3 more a \$99 each plus installation.

The paver sidewalks have areas that need repair – quote received from Capital Pavers for \$250-275. Motion to approve by Richard, second by Cesar. The pressure washing quotes for partial cleaning and full community cleaning range from \$2,500 to \$11,000 so Board agreed to shelve this project until at least the roads were resurfaced.

An additional speed bump has been requested for Magical Way by 301/303/305 to stop speeding around the corner on to Magical Lane. The vendor ordered the speedbump but was on back order. He will reorder when he's back from vacation and install at cost of \$520. Alternative was another vendor for \$972. Board approval from all board members.

At the last meeting there was a suggestion to add lighting at the rear of the guard shack to brighten the area. Quotes had not been received by the meeting date but Debbie will chase and provide to the Board.

Gate

At the last meeting there was discussion about other options for opening the gate. The quote for remotes was \$575 for gate operation software update plus cost of remotes at \$25 each. They would work with the current card system also. There was also the suggestion of bar code stickers that would be

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installed in the vehicle (similar to sunpass) to open the gate remotely. The estimate received from Access Control Technologies was \$11,000 with labels/stickers being approximately \$5 each. Motion to approve the addition of remote clickers by Richard and seconded by Cesar. The telephone entry unit lock is damaged and needs replacement at cost of \$275.31. Motion to approve by Richard, second Miguel.

Covenant Violation Committee

This committee is now in place with 3 other owners separate from the Board of Directors to enforce violation fines. There have been over 50 violation notices sent out since April.

Since the last meeting the community garage sale took place on May 19th. To clarify the situation for garage sales the board motioned to have up to 2 community garage sales per year with more advertising and no individual garage sales. Motion by Richard, second by Debra.

Financial Report

Debbie advised of the Wells Fargo bank account balances – checking account \$31,172.30, Capital Improvement account \$18,250.36 and \$52,354.52 in the Reserves account. There are 23 delinquent accounts.

New Business

The term is complete for 2 Board Member positions currently held by Cesar Perez and Miguel Cintron. Both are running for renewal. Frank Ruggieri conducted the process of election for the 2 vacancies. There were no other nominations received prior to the meeting and Frank asked for any volunteers from the floor but there were none. As there were only 2 volunteers and 2 positions they were appointed to the Board without the necessity of completing ballots and obtaining a quorum. Cesar Perez and Miguel Cintron will serve a 2 year term.

There was a discussion about resurfacing the roads and a notice sent out to all owners to ask if they were for or against having this done this year. Funds are available in the Reserves Account. The majority of owners present and on proxy forms received were against. So this project will be shelved until 2019. There was a discussion about the roads and retention areas flooding which has been an ongoing issue. Debbie will contact the county to have them check the other side of Neocity Way run off to see if there are any blockages and have them cleaned. Debbie will also obtain quotes for the cleaning of road drains and retention area widening.

A motion was passed for the clean up of the retention areas by Richard and seconded by Cesar Perez and Debra Vilella.

The area around 289 Magical Way still has standing water after rain storms and does not drain away properly. Driveway maintenance Inc have looked at the area and proposed a sawcut approximately 100ft by 2ft along the curb, tack areas, install hot plant mixed asphalt and then roll and compact. Cost \$1350. This needs to be researched more and other quotes and suggestions received before action taken.

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Home Owner discussion

The issues with people waiting at the gate for someone else to let them in continues as well as piggy backing. A conversation with the Osceola Sheriff Deputy at the meeting was that if residents are concerned they should call the non emergency number (407-348-2222) or if they feel its an emergency, then 911. This situation exists for every gate community. His suggestion was nightly security or off duty detail. Debbie will obtain a quote from the Sheriff dept for a various shift time and durations for further discussion.

Residents also asked for a visitor lane and resident lane at the gate. At this time there is not sufficient space for 2 lanes in through the gate. It was discussed to research creating a "hold" lane for guests to wait while residents can have access.

Residents mentioned that there have been kids jumping the fence behind 241/243 Magical Way and cutting through yards. There were also reports of people knocking on windows at night. The sheriff deputy present advised them to contact the sheriff's office to report trespassing. It was also mentioned about loud offensive music being played and the Sheriff Deputy suggested reporting it their non emergency line or to talk to the neighbor involved.

The Community Watch program has not been very active lately so Debbie suggested a meeting to be set up so that the community can establish the program with Deputy Diaz of the Osceola Sheriff's Dept. There were comments made regarding the current landscaping company not doing everything they should be so Debbie will follow up with Independent Lawns. An alternative will also be researched. The towing of vehicles overnight was also discussed in length. The current towing company, New Generation has their lot in Orlando and patrols through the community nightly between 12 midnight and 7am. Vehicles without parking permits, expired tags, incorrectly parked vehicles will be towed. It was suggested that we use a company that has a Kissimmee location for collection. Also discussed was the warning notice first then a tow but most agreed that it was a zero tolerance for incorrect parking so the towing is enforced.

Debbie will research new towing companies.

The meeting was adjourned at 8.35pm by Richard Birtchman and seconded by Debra Vilella.

Signed: Debra Vilella, Secretary/Treasurer

Date: July 3, 2018