

# MAGIC LANDINGS ASSOCIATION INC

A Corporation Not for Profit

## MINUTES OF ANNUAL BOARD & MEMBER MEETING

WEDNESDAY JUNE 28 2017

The meeting was called to order at 6.30pm by President Richard Birtchman, at the Robert Guevara Community Center, Kissimmee, FL 34743

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

The following Board Members were present:

Richard Birtchman

Jorge Maisonet

Cesar Perez

Sue Ann Ryan

Juan Santiago

Debbie Spice, LCAM

After meeting was called to order, previous meetings minutes were read by Jorge Maisonet and discussed then approved with no changes. Motion to approve by Jorge Maisonet and seconded by Richard Birtchman.

### **Unfinished Business:**

Lighting – KUA replaced the front street light with an LED one and is much brighter now at the entrance. It is still being researched to replace the decorative lights in the median at the entrance for brighter ones or have KUA put up a street light. This would need considerable amount of conduit installed from the transformer inside the gate.

Maintenance – no trespass signs have been collected from the Sheriff Office and will be placed throughout the community. This allows the sheriff to charge any individuals with trespassing at the time as the HOA have given them prior authorization to do so and will prosecute. Gator warning signs have been received and will be put around the pond.

Residents had requested an emergency contact for evenings and weekends for the community and an answering service has been in place since April. The phone number is printed on the key pad at the entrance.

The rules and regulations update from the previously issued one of April 2014 was discussed and voted on as below:

Motion to: confirm quiet times within the community to be 10pm to 7am on weekdays and 12 midnight to 7am on weekends.

Motioned by Richard Birtchman, Seconded by Sue Ann Ryan. Approved.

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Motion to: confirm towing times is now from 12 midnight to 7am for all vehicles parked on the road without parking permits. Also to reconfirm towing violations – without parking permit, parked with wheels on the grass (public easement), invalid, expired or no tag, facing against direction of traffic, abandoned vehicle, flat or missing tire(s)

Motioned by Sue Ann, Seconded by Richard. Approved.

Motion to: allow basketball nets to be kept in an upright position either on the driveway or at the side of the driveway. They are not permitted in the street or curbside. They cannot be left on the ground. If they are not in use then they should be dismantled and stored out of sight. They cannot be stored on the side of the house. When a named storm is threatening Central Florida then they can be put on the ground for up to 3 days after the storm has left the area.

Motioned by Sue Ann, Seconded by Richard. Approved.

Motion to: allow exterior holiday lights and yard blow up type balloons/decorations to be placed on the property. For December holidays all decorations must be removed by January 31<sup>st</sup>, Halloween and Thanksgiving decorations must be removed within 7 days after the holiday.

Motioned by Sue Ann, Seconded by Richard. Approved.

Motion to: update the fence requirements to read: The ARB form must be submitted with a copy of the planned placement of the fence. Fences are not allowed across the back of the property th

Motioned by Sue Ann, Seconded by Cesar Perez. Approved.

Motion to: require a copy of all long term leases from the Management Company or owner with tenant contact information. Tenants are required to adhere to all the rules and regulations, covenants and by laws of the community. Owners are responsible to provide a copy or access to the community rules and regulations to tenants or Management Company for long term and short term vacation tenants.

Motioned by Sue Ann, Seconded by Cesar. Approved.

Motion to: prohibit the use of drones and any other remotely operated equipment within the community.

Motioned by Sue Ann, Seconded by Richard. Approved.

New Business:

The current security cameras in the guard shack are outdated and unable to regularly function to obtain footage from the information stored on the DVD. Debbie contacted 3 companies for quotes on HD cameras and the ability to remotely access the live stream and recordings. Security Pro came with good recommendation from another HOA.

It was motioned to: go ahead with the update of security camera equipment with remote access at the guard access at cost of \$2992.43 with 1 year warranty on parts and labor.

Motioned by Richard, Seconded by Cesar. Approved.

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Debbie provided the current financial information for the Association. The checking account balance is \$27,226.07. The Capital Improvement Fund balance is \$15,390.14. The Reserve account balance is \$49,458.32.

**The floor was then open for residents to discuss any subject relating to the community.**

One prior email from a home owner was received regarding the construction within the community and damage, dirt etc. Debbie had contacted Royal Oak Homes and was told that any owners with damages or concerns could either contact Debbie to pass on the information or discuss with the onsite construction supervisor.

Other owners present said that they are happy with the way Royal Oak Homes has rectified, cleaned or repaired anything that was asked of them.

Owners asked for a sensor, reflective strip etc for the gate arms to help avoid breakage.

Owners asked for the enforcement of parking over the sidewalk as this hinders people walking and those using wheelchairs or walkers. This is an ADA compliant requirement and the Osceola Sheriffs Office will ticket anyone blocking the sidewalk.

It was also mentioned that there may need to be cut outs on the pavement to allow wheelchairs to cross the street and so will be researched further.

There were no other questions or concerns from owners present.

The meeting was adjourned at 7.35pm by Richard Birtchman and seconded by Cesar Perez.

Signed: \_\_\_\_\_ Juan Santiago \_\_\_\_\_

Date: \_\_\_\_\_ July 13, 2017 \_\_\_\_\_