

## Minutes of Board Meeting – April 10, 2024

Meeting held in person at Robert Guevara Community Center, BVL

The meeting was called to order at 6:45pm by Sue Ann Ryan.

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

After the meeting was called to order there was discussion about the last meetings minutes (on December 13, 2023) as they were not provided by the previous management company that were present. Board members recollection of the meeting included:

2024 budget being approved with increase in annual HOA dues and billable quarterly. The late fee was increased to \$25.

There were an increasing number of home owners that were delinquent on their HOA dues which resulted in low operating funds.

Miguel Cintron resigned as Board member, Sue Ann Ryan was voted onto the board to replace Miguel until his term was complete (June 2025).

Recollection of meeting discussion was approved by Cesar Perez and Sue Ann Ryan.

Unfinished business:

Guardian Access Control has fixed the right side beam sensor, replaced 2 barrier arms and checked the general functioning of the gate. The repair to the exit side gate was made after vehicle hit it last year.

Repairs were done to the speed bumps in the community, white delineators and yellow chain at the entrance.

Irrigation repairs were done and the timer box replaced as this was causing excessive irrigation water consumption at a high monthly cost (\$1000+). Since the replacement the water bills have decreased.

The queen palm trees at the front of the community need trimming before hurricane season. NF Landscaping quoted \$3050 to trim and was approved to go ahead by the board.

The doggie bag new replacement post (\$170) was postponed until later date.

The pedestrian gates on each side of the entrance do not have locks. Discussion about what kind of locks could be used there. At this time this has been shelved for future decision.

## Magic Landings Association Inc

There are damaged areas in the concrete and asphalt before and after the entrance gates. Estimate received from JA Asphalt for repair and additional speed bumps at the entrance is \$5000. Work to go ahead was approved by all board members.

ARB – application received from owner that wanted to put a shed in their yard. It was denied as it was 7 ft tall and the approved height is only 6 ft to be level with 6ft fences.

Rules and Regulations – the last update that was published was July 2022. Further discussion to clarify the rules were concerning:

Violations – guidelines for timeframes to correct violations for the following:

Uncut lawn and landscaping required would receive courtesy notice with 7 days to rectify. Then final notice for 7 days. Motion by Cesar and approved by Cindy, Sue Ann, Angel & Allan.

House painting violation – courtesy notice with 14 days to provide ARB application, then actioned within 14 days of ARB application approval. Motion by Cindy approved by Cesar, Sue Ann, Angel & Allan.

Boats/jetski's are only allowed to be washed on the driveway during the day and not to be stored overnight. Notice of non-compliance to the owner/resident shall specify that the item needs to be removed by sundown the following day.

After a final notice has been sent to owners and further non-compliant will be then turned over to the Associations attorney for further enforcement with any costs (court and attorney) will be charged to the home owner per the lawsuit filing.

New Business:

The wall to the left of the community entrance needs to be painted and stucco repair done. Quotes will be obtained for painting the wall, entrance area, front sign by 192 and the guard house.

Meeting was adjourned at at 8:40pm by Angel Oquendo and 2<sup>nd</sup> by Sue Ann Ryan.

Signed by Cesar Perez, Board Member, Treasurer

May 10, 2024