

MAGIC LANDINGS ASSOCIATION, INC.
A Corporation Non-for-Profit
**MINUTES OF MEETING OF THE
BOARD OF DIRECTORS – BUDGET PLANNING MEETING**

The meeting was called to order at 6:50 p.m., Thursday, October 15, 2015, in the Barbara U. Thornton Room – 2nd Floor, Veterans Memorial Library, 810 13th Street, Saint Cloud, FL 34769. Notice of the meeting was posted on the community bulletin board next to the mail boxes on October 1, 2015, fourteen (14) days prior to the meeting.

There were present the following:

Angel Oquendo
Sue Ann Ryan
Richard Birtchman

being a quorum of the Board of Directors.

After the meeting was called to order, no revision to the previous meeting minutes was requested and the minutes stand. Motion to accept: Sue Ann Ryan All in Favor: “Aye – by all three (3) Board Members”.

It was announced that Jose Diaz and Robert Perez had resigned from the Board of Directors.

Unfinished Business:

Delinquent Accounts – Board Members reviewed delinquent accounts with two accounts needing Board Approval for the attorney to move forward with lien foreclosure suit. Board Members in favor. Motion to accept by both Sue Ann Ryan and Richard Birtchman.

Exit Gate – Mentioned that exit gate is repaired. Approximate cost for replacement of the cable, electrician and gate company technician is approximately \$3,000.

Pedestrian Gates – Previously approved, it was mentioned that these are scheduled to be installed on October 21, 2015. Cost yet owed on the project is approximately \$3,500.

Phase II House Painting – Letters had been mailed/e-mailed to Owners with homes built in Phase II requiring exterior painting.

Survey – Survey Monkey survey had been e-mailed to Owners with homes bordering wall to gather feedback regarding whether they would like HOA paid painter to power wash and paint wall; HOA provided paint, owner to power wash and paint wall; Wall be left as is. Awaiting the remaining responses.

Account Balances – LCAM, Lisa Mittan stated that Operating Account had approximately \$21,400.00; Reserve Account had approximately \$44,500.00; Community Improvement Account approximately \$10,500.00.

New Business:

Proposed 2016 Budget – Lisa reviewed the proposed 2016 Budget plan with the Board. It was stated that there was \$7,000 available to be assigned to a community project. It was discussed the need to have the CC&R’s rewritten for Magic Landings is a priority and is going to be considered for the \$7,000 project money for 2016. Lisa is going to contact the attorney’s office to get a cost estimate for the rewriting of community docs.

Towing – Question was asked if towing was back in force and no, it is not.

Angel Oquendo resigned his position.

Questions by Property Owners:

Owner upset about people not being screened, towing, dogs being called in, police ticketing and feeling that they are being singled out.

Owner is still unable to open front gate remotely with cell phone. It worked for awhile then quit. Board Member, Richard Birtchman, is going to speak with the gate company to attempt to assist with the issue since this is not an isolated issue.

With no additional business, a motion to adjourn the meeting was made by Angel Oquendo and seconded by Sue Ann Ryan. The meeting adjourned at 8:03 p.m.

Dated: 10/15/2015

Lisa Mittan, LCAM for Robert Perez

Secretary