

MAGIC LANDINGS ASSOCIATION INC

Minutes of Board Meeting

Monday August 5, 2019

The meeting was called to order at 7:05pm by President Angel Oquendo, at the Robert Guavera Community Center, 501 Florida Parkway, Kissimmee, FL 34743.

Notice of meeting was posted on Notice Board by the mail boxes, published on the website, emailed to owners and mailed to all owners.

The following Board Members were present:

Angel Oquendo
Miguel Cintron
Julio Andujar
Cesar Perez
Joanne Cancel

Debbie Spice, CAM
Frank Ruggieri, The Ruggieri Law Firm

After meeting was called to order, previous minutes of June 25, 2019 and July 10, 2019 were read by Julio Andujar. Motion to approve both meetings minutes with no changes by Miguel Cintron and seconded by Julio Andujar.

Unfinished business:

First discussion was by Miguel to provide an update of the situation for the keypad guest access through the phone line with Spectrum. A vendor of an ATA switch which had been previously discussed advised that it would not make any difference or provide a solution to the current Spectrum issue. The only alternative would be to update the keypad/gate opening system to a digital service. Board requested Debbie to obtain 3 quotes from vendors for this.

A quote for the sidewalk repairs by 287 Magical Way, 265 Magical Way and 6 additional curb to sidewalk cutouts was obtained by Atlantic Southern for \$6625.00. Hall & Company had not submitted their quote at the time of the meeting. Board requested another vendor to quote. There is also the area by 287 Magical Way that holds water after rain storms that requires further research as it will require road surveys and engineer reports with recommendations of how to stop this from happening. This will be shelved until further quotes are obtained for professional services.

A quote of \$334.50 for 5 kids at play/15 mph signs with poles was discussed and most homeowners present argued that this will still not stop the speeding vehicles in the community and the money is better spent elsewhere, such as security/off duty patrols. There was more discussion about using the services of an off duty Osceola Sheriff's Dept officer and or Security patrol. Debbie advised that OCSO service is \$38 per hour with a 4 hour minimum and ICON security is \$60 per day with 3 patrols. It was

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agreed by majority of the Board to try 1 OCSO patrol per week for late afternoon/evenings and 1 Security patrol per week, both for 4 weeks. Motion to approve by Miguel and seconded by Julio.

There were 2 ARB applications for approval. 337 Magical Way requested solar panels, white vinyl fencing and patio in the back yard. This was approved with a motion by Miguel and seconded by Julio. 254 Magical Way requested to replace the rear porch roof with same shingles as house roof. This was approved, with motion by Miguel and seconded by Julio.

New Business:

There was discussion about the clarification of a commercial vehicle definition as written in the Associations declaration: 7. Certain Rules and Regulations (h) “for purposes of this section, “commercial vehicles” shall mean those which are not designed and used for customary, personal/family purposes.” The HOA attorney present, Frank Ruggieri, did talk about suggestions such as towing weight capacity for the board to adopt a rule for further explanation. The board agreed for Frank to go ahead with providing a draft definition of commercial vehicle for their review.

The Board and 2 members of the C & R Committee present discussed the situation of enforcing violations of the Declaration of Covenants, Conditions and Restrictions for Magic Landings. Frank Ruggieri advised the Board of the 2 options of enforcement – one is to fine home owners for non compliance, which requires notifications sent to owners with a time frame that is decided by the Board and if not corrected, a fine is imposed and agreed or not by the committee after a hearing with the home owner. The other option is to pass to legal counsel after initial written notice of non compliance is not adhered to. The legal costs would be passed to the non compliant home owner. The Board agreed for Frank to provide further definition and suggestions for the fining process.

After further discussion the board unanimously agreed to the fining of owners for non compliance with the C & R committee holding hearings when necessary to agree to the fine imposed. The Board will advise Debbie of violations along with Debbie doing regular community visits.

There were no further questions from owners present.

The meeting was adjourned at 8:45pm by Miguel and seconded by Angel.

Signed: Julio Andujar, Secretary/Treasurer

Date : 8/13/19