

MAGIC LANDINGS ASSOCIATION INC

Minutes of Annual & Board Meeting

Tuesday June 25, 2019

The meeting was called to order at 6:35pm by President Richard Birtchman, at the Robert Guavera Community Center, 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 with proxy forms.

The following Board Members were present:

Richard Birtchman
Debra Villella
Miguel Cintron
Cesar Perez
Angel Oquendo

Debbie Spice, CAM

After meeting was called to order, previous minutes were read by Debra Villella. Motion to approve with no charges by Richard and seconded by Miguel.

Unfinished business:

Gate Access Issues - Debbie Spice advised that after meeting with the Gate company (Access Control Technologies) and Spectrum together, there is an issue with the Spectrum phone line to be able to grant access for a guest, via the keypad directory. It is a problem throughout the Orlando/Kissimmee area for numerous community gate systems. Spectrum are aware of the issue. The solution offered by Access Control is a WiPak which transmits over a cellular service with digital vs a phone line on analog. A phone line with Spectrum would not be needed, so saves \$50 per month. The cost of the WiPak is \$850 with a \$110 per month service/warranty. Miguel also offered to research for an ATA adaptor which is a one time purchase to attach to the phone line to covert signals from analog to digital. Approximate cost under \$100, without installation and configuration. Miguel will report back to the board within a couple of weeks. In the meantime, there will be ongoing intermittent problems with guest access.

Landscaping – currently the landscape company (Brightview) are mowing and edging the parquet strip from the road to the sidewalk. Residents are requesting that both sides of the sidewalk are edged and the grass be the responsibility of the owner to mow. The board requested feedback from owners present in English and Spanish. Majority of owner's present voted by show of hands that they would mow the strip along the road and have the landscape company edge only. The cost would stay the same for the monthly fee, there would be just an adjustment in service. Motion to amend current contract to edge both sides instead of mowing was approved by Richard and seconded by Debra Villella. Brightview sent a proposal for "hurricane service" to provide immediate service should there be damage by a hurricane to remove trees etc from the community at \$49 – 85 per hour, plus dump fees. The Board discussed and agreed that it would be handled by members of the community if the need arose from a hurricane.

MAGIC LANDINGS ASSOCIATION INC

Minutes of Annual & Board Meeting

ARB request – A resident had expressed an interest in putting a tin roof on their property vs shingles. The request was discussed with the owners present also. Motion to only allow shingle roof in the community and deny tin roof request by Richard and seconded by Cesar.

New Business:

Street **Parking** has been an ongoing issue. A resident present asked why they were not allowed to park sideways at the bottom of the driveway any longer. There was discussion about this and as there was no prior documentation permitting it and was discussed at the Board meeting on February 21, 2019. In order for the streets to be kept free of vehicles, there was agreement by majority of home owners present to allow it. A motion was made by Miguel Cintron and seconded by Debra Villella to allow sideways parking at the end of the driveway and not blocking the sidewalk.

Commercial vehicles – further discussion regarding the restrictions of a commercial vehicle. More clarification was provided to the Board by the Associations attorney, Frank Ruggieri, to restrict it to a gross vehicle weight by definition of a commercial vehicle. This matter is to be shelved and will be further researched by Miguel Cintron.

Covenants & Regulation (C&R)/Fining Committee – A committee had previously been organized but at the request of a resident it was confirmed by the board to officially appoint the committee members. A motion to approve Sue Ann Ryan, Amy Emmons and Bobby Perez to the committee was by Angel Oquendo and seconded by Richard Birtchman.

It was mentioned about **items that are being stored on the driveways**, such as BBQ grills, ATV, golf carts etc. After board discussion with owners feedback a motion to add a rule to the community regulations was made by Richard Birtchman and seconded by Debra Villella for the storage of items such as (but not limited to) BBQ grills, ATV's, golf carts to be out of sight in the garage and prohibited on driveways, path, yard or side of the house.

Comments from owners present included a request for more “children at play” signs, installation of ADA compliant sidewalk cut outs in areas where there are none provided, have security patrols to manage the parking issues (such as blocking of sidewalks, speeding) and how to stop cars piggybacking in to the community when the gates are closed.

In the interest of time the meeting then went on to **vote for open Board of Director vacancies**.

Quorum required was 38. The number of valid proxies received by the Association prior to the meeting were 8. Number of Homeowners present was 29. Angel Oquendo then provided 28 signed proxies, of which 6 were not valid due to outstanding HOA dues. Those running for vacancies were Richard Birtchman, Debra Villella, Angel Oquendo, Joanne Cancel and Julio Andujar plus Amy Emmons from the floor.

Members voted by ballot and results were: Richard 5, Debra 18, Angel 39, Joanne 50, Julio Andujar 53 and Amy 1. Therefore, the vacancies were filled by Angel, Joanne and Julio. A further meeting will be planned for decision of positions.

MAGIC LANDINGS ASSOCIATION INC

Minutes of Annual & Board Meeting

No further action was taken and the meeting was adjourned at 8.45pm by Miguel Cintron and seconded by Angel Oquendo.

Signed Miguel Cintron

Date 07/02/19

Notation after the meeting for Financial Report from Debbie Spice, Community Manager as at June 25, 2019:-

Operations Synovus Checking account balance: \$31,065.55

Synovus Reserve Account balance: \$43,257.69