

Magic Landings Association Inc

Minutes of the Annual Board Meeting on Monday July 12, 2021

The meeting was called to order by Miguel Cintron, VP at 7.08pm on a zoom virtual call.

Notice of meeting was emailed to owners and listed on the community website.

The following Board Members were online:

Miguel Cintron

Julio Andujar

Cesar Perez

Angel Oquendo

Debbie Spice, CAM

After meeting was called to order, the previous minutes were read by Miguel Cintron. Motion to accept with no changes by Miguel and seconded by Julio Andujar

Unfinished business:

Entrance gate damage – the resident that caused damage to the gate and arm has been notified that they will be responsible for the cost to repair. Access Control Technologies will assess the repair and damage costs and will be provided to owner in writing. As the gate is a large expense for the HOA it was unanimously agreed that any damages, including knocking off the arm, will be billed to the homeowner who allowed access.

There will be 3 additional security camera's added to the front entrance area, which was approved in the last Board Meeting for excess funds on the budget. An additional speedbump has been ordered for the visitor side. It was suggested to add more directional signs at the entrance and a motion to approve was made by Miguel and seconded by Julio.

New Business:

Debbie advised of the bank balances for the Association as of June 30, 2021:

Synovus Bank – Operating Account - \$61,133.10

Synovus Bank – Reserve Account - \$57,022.55

There were 3 board vacancies to run for 2 years and the Association had not received any volunteers/nominations from owners. The existing Board Members, Angel Oquendo, Julio Andujar and Joanne Cancel requested to serve for the next 2 years on the Board so ran unopposed.

It had been suggested to update the street parking permits for residents to hang from the rear view mirror for overnight parking. A quote was received for new permits personalized to Magic Landings for \$1170 using the house number as the permit number. There was discussion about how to accommodate visitor parking and the option of having a vehicle sticker vs hang tag for residents. The original governing documents did not allow for any street parking but the by laws were updated in 2015 to allow for each property to only receive 1 street parking permit for overnight parking. This will be discussed further.

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There was also a discussion about the towing company personnel being rude so it will be addressed with Magic Tows and monitored for any future incidents.

There was a request made by the Board for any volunteers to serve on the compliance/fining committee and had one resident did offer to serve.

ARB request for metal roof – A resident had submitted a request to the Board and provided a sample of the metal roof with structural information he would like to install. The resident was on the virtual call and explained the benefits and detail to everyone. The Board will re evaluate this after more discussion together.

There were no further questions from residents on the zoom virtual call.

Motion to adjourn the meeting at 8:48pm by Julio and seconded by Cesar.

Signed: Julio Andujar

Date: July 16, 2021