

MAGIC LANDINGS ASSOCIATION INC

Minutes of Annual Meeting – June 30, 2026

Meeting held in person at Hart Memorial Library, Roseada Room, Kissimmee

The meeting was called to order at 6:35pm by Sue Ann Ryan.

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

The following board members were present, which covers quorum:

Sue Ryan, Cindy Valentin, Allan Lopez (Debbie Spice, CAM)

Reading of the last meeting minutes – the minutes were approved by Cindy and Sue.

Unfinished business:

Entrance area:

Quotes for asphalt work were received for different work in the community. There was further discussion about what was important, what needs to be done and estimates for future road work for reserve budgeting. More meetings with vendors will need to be scheduled. There was also a discussion about whether to keep the community gated and the implications of removing them. Currently as the community is gated, it means that all the road and sidewalk maintenance costs come under the HOA and subsequently homeowners. For reference, the quote to mill and pave the whole community from US192 inwards was \$327,576.92.

The general feedback was that the area by the right of the guard house with the dividers, speedbumps and concrete area is the priority to repair and/or replace. Updated quotes will be needed.

The lights at the front community entrance are not working and will need electrician to check. The board also asked for a quote for updating them to LED lights.

Financials:

The current balances at TD Bank as of June 30, 2026:

Checking \$27,085.62	Reserve Savings \$64,756.21
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There are 38 past due HOA assessment accounts and therefore not in good standing.

The total outstanding as receivable for past due and attorney fees is \$36,356.86.

The Board approved for past balances due from January 2026 are to be sent official demand notices and if not paid, to then be passed to the attorney's office for collection.

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New Business:

The HOA was contacted by Gigabit for AT&T Fiber to install fiber optic lines in the community between the road and sidewalk. There is no cost to the Association or homeowners for this installation. The residents would then have the option to access AT&T fiber for internet service. The board agreed that this was a good idea and need to confirm any costs to the owners for call out services.

Other Business:

The Amendment Ballot and Limited Proxy were mailed out to homeowners for an amendment of the Governing Documents to reduce the number of Board Members required from 5 to 3. The number of ballots received and votes are below:

Ballots received: 19 17 For 2 Against

1 proxy was invalid.

As insufficient ballots and proxy were received to pass the amendment, the Bylaws stand as stated in Article V, Section B. of the Bylaws:

“Number, Tenure, and Qualifications. The number of directors shall be not less than five (5).”

Therefore, there are still 2 vacant positions on the Board of Directors which homeowners need to fill.

There were no further questions from the homeowners present.

The meeting was adjourned at 7:50pm.

Signed: _____ Sue Ryan _____ Date: July 30, 2026