

MAGIC LANDINGS ASSOCIATION INC

Minutes of Board of Directors Meeting – February 23, 2026

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

The meeting was called to order at 6:30pm 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:

Maintenance of gates – A quote had been received from Guardian Access Control for the replacement of the 4 gate operators - \$24,985.00. The quote for replacement of the battery back up's for 2 is \$3,050.59. At this time all the replacements have been put on hold and the swing gates will be left open and just use the barrier arms at the entrance. The exit spikes will be repaired/replaced per the last quote.

The board discussed other options for the lane dividers at the entrance and quotes will be obtained for precast concrete divider. There was also a discussion about adding spikes/attachments to the barrier arms to deter tailgating.

Quotes will be obtained to replace the speed bumps where they are damaged in the community and at the front. A quote will also be obtained to resurface the road within the community.

The trimming of the landscaping along the conservation area was approved along with pressure washing the sidewalks and the front entrance area.

New Business:

As the Florida Statute has been updated relating to personal work vehicles, it now allows for residents to park their personal work vehicles on their driveway, regardless of official insignia or visible designation. It does not allow commercial vehicles to park as defined in FS 320.01(25).

An update to the Florida Statute (720.3035) now allows for owners to install hurricane protection measures which include, but not limited to, metal roofs. The board discussed the colors allowed for the community. A motion was made by Sue to allow for medium to dark black roof color, medium to dark grey color and medium to dark brown color – seconded by Cindy and Allan. An ARB application would be necessary detailing the new roof style.

After discussion regarding driveway extensions for residents, it was agreed that ARB applications need to be submitted. There is a limit to extend the driveway either side - to the side of the house up to 2 ft and in front of the front door by 3ft. If there are obstructions such as power boxes, light poles etc located in the area then this would be adjusted on a case by case basis.

MAGIC LANDINGS ASSOCIATION INC

Rules & Regulations will be updated per the changes agreed.

Update to the Governing Documents/By Laws – motion was made by Sue and seconded by Allan and Cindy that there is a change to the bylaws to prohibit long term rentals with effect from change of next ownership. Existing property that have long term rentals will be grandfathered in until the next change of ownership. The Association attorney will be contacted to provide the relevant documentation for owner voting.

Community Spring Clean – it was suggested that there is a day assigned for the community to do a spring clean. There are some volunteer owners that would help/assist any owners that are physically challenged to do light clean up around their house. The date was set for Saturday April 18, 2026.

A Community Garage Sale has been set for Saturday April 25, 2026 from 9am to 2pm. Signs to be put up at the front of the community.

There were no further questions from owners present.

The meeting was adjourned at 8:00pm by Sue Ryan.

Signed: _____ Sue Ryan _____

Date: March 16, 2026