

Magic Landings Association Inc

Minutes of Board Meeting on Tuesday Nov 30, 2021

The meeting was called to order by Julio Andujar, Treasurer/Secretary at 7.05pm on a zoom virtual call.

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

The following board members were online:

Anqel Oquendo
Julio Andujar
Cesar Perez
Joanne Cancel
Miguel Cintron
Debbie Spice, CAM

After meeting was called to order, previous minutes were read by Miguel Cintron. Motion to accept by Angel Oquendo with no changes and seconded by Cesar Perez.

Unfinished business:

The new replacement left entrance gate is scheduled for installation in December. The resident who allowed the UHaul truck through the right resident lane has paid \$2500 towards the replacement via UHaul insurance company.

The company that services the entrance gates had suggested adding another traffic loop under the asphalt on the inside of the right hand gate and install a photo beam to detect traffic still traveling. This will stop the gate closing too soon when there is another vehicle going through. This quote is \$2501.36. A motion to approve this expenditure was made by Julio Andujar and agreed by all board members.

The 2 security camera's that were installed for a trial period have tested and working well. Their app can be accessed on mobile devices and desktop. The quote for updating all the camera's and additional 2 is \$12,889.93. A motion to approve was made by Miguel Cintron and seconded by all Board Members. All Board Members will be given access to view the live camera.

ARB request was received from homeowner of 297 Magical Way to install a metal roof instead of shingles. This was previously discussed in last Board Meeting and operation meeting with all Board Members. The final decision from all the Board Members was to not approve this ARB application and only allow shingle roof in the community.

There was discussion about adding electrical outlets at the front of the community by the sign and from the lamp posts in the median for the installation of holiday lights. The estimate from the electrician for the work is \$2500-3500. He is not able to guarantee the install before Christmas so would be done in the New Year. The other option is to do the lamp posts at \$480 before Christmas. A motion to approve the complete install by Julio Andujar and seconded by Cesar Perez.

The board reviewed the proposed 2022 budget which is based on expenditures from previous year and suggestions for updating the security camera system at the entrance. Some adjustments need to be made to allow for the additional expenditure for cameras. The 2nd payment to the reserve fund will be held back to contribute to the cost of new camera system.

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New Business:

A resident had voiced concern about AC units in windows being allowed. There was not a notation in the Rules and Regulations about this. A motion was made by Miguel Cintron and seconded by Julio Andujar to not allow window AC units in the community.

The Rules and Regulations will be updated to reflect this addition.

A few residents had asked about the exterior color scheme for the community. There is no restriction or color guideline currently in place in the governing documents. The owner is to supply the color name/swatch that they are requesting on an ARB application to submit to the Board for consideration. Each application will be handled as it is submitted.

Phoenix Management advised of an increase of \$150 per month to cover gate programming administration. A motion was made by Cesar Perez and seconded by Angel Oquendo.

There was discussion about having the community holiday decoration contest for this year. It was agreed to the same prizes as last year – 1st place \$150, 2nd place \$100 and 3rd \$50. The board suggested that the compliance committee be the judges this year. The question of having a community holiday party was discussed as it was close to Christmas. Leslie Perez would check further with the vendors for availability.

There were no questions from owners.

Meeting was adjourned at 9:05pm by Miguel Cintron and seconded by Angel Oquendo.

Signed: Julio Andujar

Date: December 13, 2021