

# MAGIC LANDINGS ASSOCIATION INC

## Minutes of Board Meeting

Monday October 28, 2019

The meeting was called to order at 7:05pm by President Angel Oquendo, 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:

Angel Oquendo  
Miguel Cintron  
Julio Andujar  
Cesar Perez  
Debbie Spice, CAM

After meeting was called to order, previous minutes were read by Julio Andujar. Motion to approve with no charges by Miguel and seconded by Cesar.

### **Unfinished business:**

The Board reviewed 3 quotes that had been submitted for the replacement of the Telephone entry unit. Miguel discussed the options with everyone present. 2 vendors provided quote for a Liftmaster CAPXL, which has a touch screen and cloud based operating system with a cellular pack for calls to transmit digitally. Quotes were \$7440, with monthly fee of \$174 (Access Control) and \$7642 with monthly fee of \$160 (Lane Electronics). The quote received from TEM Systems was for a Linear E3 which has a stainless steel housing unit, key pad and small display. The quote was \$4324.68 using a regular phone line. This would need upgrading to use a cellular pack and a monthly software maintenance service.

The board agreed for Miguel to further review the Linear E3 with the manufacturer before deciding.

There is the option of adding an RFID reader which allows remote opening of the gate with a sticker scan bar placed in a vehicle. The cost for this is from \$5700 - \$6317.

Angel and Miguel are also researching the option of having the right lane at the entrance for residents and left for guests with the gate and arms opening separately.

The License Plate camera is damaged and replacement quotes were reviewed. The quote from Security Pro for a LTS 32R 2mg Bullet camera was \$895. Motion to approve purchase by Miguel and seconded by Cesar.

The notice board plexiglass was broken for a 2<sup>nd</sup> time. Board agreed replacement at \$75.

There is a dead Washingtonian Palm on the exit side of the community. Quote to remove from VPI was \$500 but the board have requested an additional quote.

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The speed bump by 160 Magic Landings Blvd has had the screws stripped out of the ground. The area affected cannot be matched and replaced so a complete replacement may be necessary. After further discussion, it was suggested that just the damaged section is removed for now and discussed again in the future for replacement.

The board reviewed the recommendation received from the Associations attorney for commercial vehicle clarification. After further discussion it was agreed to obtain residents input via a survey as to what types of vehicles should be classified as commercial, such as box trucks, 18 wheeler cabs, dual axel trucks, trailers, signage.

For the enforcement of various violations of the community declaration by property owners it was discussed that a courtesy notice would to be sent to the owner. If the violations still exists after 15 days then an official notice will be sent to the owner with 30 days notice to comply. If after 30 days it has not been corrected then the board will impose a fine and notify the owner of a hearing with the C&R Committee.

As there is now a new trash collection company, Advanced Disposal, that has provided 2 bins for trash and recycling, the collection days have changed. The storage of these bins must be either in the garage or at the side of the house. They are not to be stored at the front anywhere or on the driveway.

There are several properties in the community that are in need of exterior painting as they are over 10 years old. The board discussed a time frame for owners to paint their house and decided that they would be given until March 1, 2020 to comply. A motion was made by Miguel and seconded by Julio. The board will approve the addresses and notices will be mailed to owners shortly.

HOA Assessments for the community are currently \$600 per year. The by laws state that this was due in monthly installments, however in 2011 it was changed by the board to be billed and due semi annually on January 1<sup>st</sup> and July 1<sup>st</sup> at \$300 each. This was not documented. The board unanimously agreed for the semi annual payment to continue and become enforceable. Motion to approve by Angel and seconded by Miguel.

The current HOA Assessment delinquent accounts are over \$20,000. 3 accounts are in bankruptcy and payments being made by Trustee (\$13,000). As there had not been a policy adopted for the collection of Assessments, the Board discussed the time frame to be given to property owners for the payment of their Assessments after the past due period. It was agreed to provide a past due reminder with late fee at 30 days and if still not paid after 60 days then it the account will be referred to the Association Attorney for collection. Motion for the adoption of collection policy by Julio and seconded by Miguel.

There was discussion concerning the current landscaping company. Brightview agreed to the same cost of \$2394 per month to renew their contract for 2020. Weber Environmental landscaping submitted a bid at \$2692 per month. Quotes included fertilization, pest control, common area landscaping and edging of easements from the road, lower driveway and both sides of the sidewalk throughout the community. It is the owners responsibility to mow this area. Angel submitted an additional quote from Javier Lawncare for monthly services at \$750 per month. As it was not confirmed if this included all the services as the

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other 2 companies provided it was agreed to meet with Javier Lawncare to confirm and provide them a copy of the RFP with more specific information.

As there were other costs that needed clarification the review of the 2020 budget was postponed until more information was available.

## New Business:

Leslie Perez had requested a community garage sale. The initial day suggested was Nov 3 but then changed to Nov 9 and Nov 10. New signs for the front entrance area were approved to be printed. It was also discussed to have a community event for the residents in December which Leslie will organize. The date of Sunday December 8, 2019 was confirmed and will be set up in the circular area opposite 325 Magical Way from 12 noon to 5pm. Food and entertainment will be provided and a budget of \$2200 was motioned and approved by Miguel and seconded by Julio.

No further business was discussed due to the community center closing.

The meeting was adjourned at 9pm by Miguel and seconded by Angel.

Signed: Julio Andujar

Date : Nov 8, 2019