

Magic Landings Association Inc

Minutes of Annual Meeting – May 5, 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 – Gates :The main panel in the operator has some corrosion so a new one is needed. The cost for a new main control board is \$1,978.14. The board agreed to go ahead.

The right hand residents' side at the entrance has cracks in the concrete and at the curbing area so a quote will be obtained for repair.

Landscaping: The dead bushes at the entrance need to be addressed. The board agreed to have NF landscaping remove the dead bushes but not to replace them until after June.

Other:

Violation fines – 6 properties had not complied with final notices to comply for violations so the Board agreed to go ahead with imposing fines. Owners will be notified of a hearing with the fine committee.

There was discussion about the changes that had been made by the developer to the Governing Documents prior to the turnover. The First Amendment to declaration of covenants, dated February 17, 2017 states that *per item 2. "all lots and units (and appurtenant common areas) shall be used for primary residences or for vacation homes, including time share units, and at all times used, operated and maintained in accordance with applicable zoning and other legal requirements, conditions and restrictions (including, without limitation, any contained in a deed or lease of the lot/unit, as same may be amended from time to time).*

This means that property owners that operate short term vacation rentals need to be licensed with DBPR and Osceola county.

Property owners that lease their property long term prior to this amendment are grandfathered in to continue until there is a change of ownership.

ARB's: An owner was present that asked about the placing a shed in her yard. It was discussed and she will submit an ARB request.

There were no other questions from residents present.

The meeting was adjourned by Sue Ryan and seconded by Cindy at 7:45pm.

Signed: Sue Ryan Date: June 1, 2026