

MAGIC LANDINGS ASSOCIATION INC

Minutes of Board Meeting

Wednesday February 21, 2019

The meeting was called to order at 6:30pm by President Richard Birtchman, at the Robert Guevara Community Center, Kissimmee, FL 34743.

Notice of meeting was posted on bulletin board, emailed to owners and mailed to those without email addresses provided.

The following Board Members were present:

Richard Birtchman
Debra Villella
Miguel Cintron
Cesar Perez
Angel Oquendo

Debbie Spice, CAM

After meeting was called to order, previous minutes were read by Debra Villella and approved with no changes. Motion to approve by Richard and seconded by Debra.

Unfinished business:

There was discussion about installing 4 more speed bumps (\$2800) in the areas that currently do not have any to prevent speeding through the neighborhood. There will also be simple black on white 15 mph signs placed by all speed bumps. Motion to approve by Richard Birtchman and seconded by Debra Villella.

The entrance side pedestrian gate is broken at the lock. Cost to replace the lock is \$247. Motion to approve replacement by Richard Birtchman and seconded by Cesar Perez.

There was discussion about placing a column at the side front side of the key pad at the entrance to stop vehicles from hitting it. Quote previously received from Access was \$742 for 1 or \$1092 for 2. Board requested a couple more quotes to compare and then review again.

The quote to replace the Washingtonian palm on the exit side by the gate was \$1750 by Brightview. To remove the dead queen palm at the side of 1935 Magical Lane and replace with the palm removed from 311 Magical Way the quote was \$1113.68. The board requested to get more quotes as these figures seemed high.

Brightview had provided an irrigation report with recommendations for repairs and upgrades in the common areas. The quote for repairs was \$403.50 or to include upgrades \$1960.50. Motion to approve repairs only by Richard and seconded by Cesar.

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New Business:

ARB request for shed – Owner was present to explain more details about the ARB application for a shed. Picture and measurements (8ft wide by 10 ft depth by 6 ft high) were submitted with the ARB application. There was discussion about the requirement of a permit from Osceola county which also requires hurricane force tie downs to be installed and then inspected by the county. The color of the shed is beige with green trim. The motion to approve this ARB request was by Richard and seconded by Miguel with the owner submitting a copy of the final Osceola county inspection within 30 days of installation.

Parking clarification was requested to be added to the agenda by Debra Villella. There are several residents parking sideways on their driveway and on the apron at the end of the drive. There was discussion among the board and with owners present. Clarification was made that no sideways parking is allowed on the driveway anywhere, including the end apron area. Vehicles must be parked straight, not block sidewalks and there is only one vehicle allowed to park on the street outside of their property with an HOA issued parking permit. Vehicles will be towed from the street if no parking permit is visible on the rear view mirror between 10 pm and 7am from Monday to Friday and from 12 midnight to 7am on weekends. Vehicles on the street without tags or expired tags will also be towed.

Commercial vehicles were also discussed as there is no clear definition of what a commercial vehicle refers to in the governing documents. The board asked that the Association attorney review the documents and provide further recommendation for them to review.

Debbie advised that 19 gate surveys had been received back. Number to keep as it is now 7pm to 7am is 12 and to keep closed 24/7 is 7. There was discussion about the pro's and con's of closing it 24/7 and Debra Villella volunteered to walk the community with Angel to discuss this further with residents and get some more input.

The current bank accounts are with Wells Fargo and Debbie Spice suggested changing to Florida Community Bank as they pay higher interest on the reserve accounts (1.75% currently vs 0.06% with Wells Fargo). This bank also allows for owners to make online payments for their HOA dues. A motion to approve by Angel Oquendo and seconded by Miguel Cintron.

It is also noted that the mailing address for the Association has changed from 200 Magical Way to 120 Magic Landings Blvd, due to the sheriff's office requiring the phone line in the guard house to be associated with an address assigned to the building for 911 emergency purposes.

There were no further questions.

The meeting was adjourned at 7.40pm by Richard and seconded by Debra.

Signed _____ Debra Villella, Secretary/Treasurer _____

Date: _____ March 6, 2019 _____