

MAGIC LANDINGS ASSOCIATION INC

Minutes of Board Meeting

Wednesday January 15, 2020

The meeting was called to order at 7:10pm 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.

The following Board Members were present:

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

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

Unfinished business:

The telephone entry system has been down for some time. The board reviewed quotes received for the replacement from ACT, Lane Electronics and TEM systems. It was agreed to go ahead with Lane Electronics for a Liftmaster CAPXL for estimate of \$7718. Motion by Miguel and seconded by Julio. The Spectrum account will have to be adjusted as no phone line is required or static IP address so will reduce their monthly cost to allow for Liftmaster monthly service fee.

Lane Electronics will be contacted to schedule review and installation.

There was a discussion about the installation of an RFID (windscreen sticker) reader but was shelved to later date due to cost.

As discussed previously, it was also agreed that hard plastic lane dividers with chains between them will be installed in the middle of the entrance road from the guard house to the gate. This will allow for residents with remotes to drive on the right and open the gate. Residents with cards and guests will have to use the left hand lane to gain access. Estimate received from VPI Homes was for \$90-100 per pole installed (without chains). Other quotes will be obtained.

Other maintenance includes the wall behind 201 to 209 Magical Way and the guard house to be pressure washed, the front Magic Landings sign to be cleaned and an electrical socket to be installed. White curbing will be repainted. The notice board has been vandalized 4 times, so the Board agreed to remove it completely. An electronic scrolling LED sign will be placed in the window of the guard house to display messages. A budget of \$300 was approved by the board. The speedbump on Magic Landings

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Blvd coming in from US192 will be moved closer to the stop sign. Motion to approve all maintenance by Miguel and seconded by Angel.

2020 Budget update:

As there is a reduction in the monthly cost for common area landscaping with Javier Landscaping, the surplus annual funds (\$5854) will be applied to gate equipment repairs/replacement for 2020. Motion by Julio and seconded by Miguel. A copy of the 2020 budget will be mailed to all owners.

Julio Andujar confirmed Synovus Bank balance for the Operating account as at Dec 31, 2019 was \$29,419.09 and the Reserve account balance \$47,859.48.

There were no further questions from owners present.

Meeting was adjourned at 8:05pm by Angel Oquendo and seconded by Miguel Cintron.

Signed Julio Andujar

Date January 28, 2020