

MAGIC LANDINGS ASSOCIATION INC
A Corporation Not for Profit

MIINUTES OF MEETING OF THE BOARD OF DIRECTORS

SATURDAY JANUARY 23, 2016

The meeting was called to order at 9.40am by President Richard Birtchman, Saturday January 23, 2016 in the Roseada Room, 2nd Floor, Hart Central Library, Kissimmee, FL 34741

Notice of meeting was posted on bulletin board by the mail boxes and included in December Newsletter.

The following Board Members were present:

Richard Birtchman
Sue Ann Ryan
Juan Santiago
Jorge Maisonet

Debbie Spice, CAM

After meeting was called to order, previous meetings minutes were approved with no changes and introduction of Roberts Rules for all meeting protocol introduced. Motion accepted "Aye" by all 4 Board Members present.

Unfinished business:

Community Maintenance issues:

Gate repair and new side gates – Richard advised that the new side gates are now complete.

Repair to gate that was broken by a Waste Management truck in December 2015 has been reimbursed to the Association by Waste Management, \$641.98

Community Wall Painting – Notification was sent out to all home owners with the wall behind them in July 2015 of the option of painting the wall themselves or to have the association arrange painting. This cost was not allocated in 2015 budget so adjustments were made in 2016 budget. The association will fund this project and have quotes provided and then move forward and coordinate with home owners on timing. Motion approved by all 4 board members present.

Exterior House painting for phase 2 – discussion was made due to some homes in phase 2 not being 10 years old and not in need of painting. Some homes in phase 1 are still in need of acceptable painting. A letter was sent to all owners in phase 2 in October 2015 for homes to be painted by April 30, 2016. It was agreed by all board members present that the exterior house painting should be community wide for any property to be repainted prior to its 10 year anniversary or where deemed necessary by board members. Notification will be sent out to all property owners by email and mail with an ARB application. The time frame to have the property painted will be extended to December 31, 2016 for those in their 9th/10th year unless specifically noted for the property deemed necessary by the Board.

General Maintenance:

Curb at the entrance to the community and around the guard shack needs repainting white. Quotes to be obtained.

Guard Shack is in need of general repair and maintenance. A small amount has been included in the budget and will be addressed.

Budget finalization for 2016 – an updated budget was prepared by the Association Manager. Per request from the President, \$500 per month has been allowed for additional administration expenses/costs. Additional costs included were for community wall painting, attorney fees for updating covenants and by laws. A new law firm (The Association Firm) will be hired for updating the covenant's and by laws that are more cost effective than the current one used (Karen Wonselter, PA) for association dues delinquencies.

Full budget breakdown is available to all property owners by email request to [cam.magichao@gmail](mailto:cam.magichao@gmail.com) or mail request to Magic Landings Association Inc, 200 Magical Way, Kissimmee, FL 34744

Final budget was approved by all board members present.

There was a reiteration of what the reserve accounts are for and was concluded that the current bank account "Market Rate Savings" is actually an emergency fund for items deemed necessary for repair or replacement in the event of emergency. Account named "High Yield Savings" is the associations Reserve Account, primarily for road resurfacing.

CAM notified board of current bank balances at: Regular checking \$30,108.65, Improvement Account \$12,275.56 and Reserve Account \$46,275.05.

The community eNewsletter will be continued on a quarterly basis to provide information to homeowners about the community and surrounding area.

New business:

Board member voiced concerns over the bus stop area and cars not stopping at the stop sign before the guard shack. This is a safety concern for the children waiting for and getting off the school bus. A white line needs to be painted by the sign which the association will obtain quotes for and have this done. A speed bump may also be considered if it is an easy installation by a board member.

There being no further business to come before the board, as no other members were present, the meeting was adjourned by President Richard Birtchman and seconded by Sue Ann Ryan at 11.40am.

Signed : _____ Jorge Maisonet _____

Date : _____ 2-22-16 _____

Secretary