

MAGIC LANDINGS ASSOCIATION INC  
Not for Profit

MINUTES OF BOARD MEETING  
Tuesday March 27, 2018

The meeting was called to order at 7.00pm by President Richard Birtchman, at the Robert Guevara Community Center, Kissimmee, FL 34743

Notice of meeting was posted on bulletin board by the mail boxes and emailed to all owners and mailed to those without email addresses provided.

The following Board Members were present:

Richard Birtchman  
Jorge Maisonet  
Cesar Perez  
Debra Vilella  
Miguel Cintron

Debbie Spice, LCAM

After meeting was called to order, previous meetings minutes were read by Debra Vilella and discussed then approved with no changes. Motion to approve by Richard Birtchman and seconded by Jorge Maisonet.

The Board welcomed 2 new owners from 150 Magic Landings Blvd and 207 Magical Way.

**Unfinished Business:**

**Maintenance:** The maintenance approved at the last meeting has been completed – new speed bump at the guard shack, 6 columns had termite damage removed and boards replaced and painted, 2 new commercial size lamp posts were installed in the center median at the entrance. Miller Electric will be replacing bulbs and any fixtures that are broken by the entrance sign, side arches and guard shack. There was a suggestion to add another spot light at the rear of the guard shack to brighten up the gate area so Debbie will obtain a quote for that.

**Landscaping:** The landscaping at the entrance has been completed. The new lawn maintenance company started on March 1, 2018 and will maintain the common areas and edge the easements throughout the community. There was a discussion about the grass by the cut out area along the conservation area – currently it does not have any irrigation there and as it is bahia grass it will become weedy and bald in areas. The area will be monitored once the rainy season starts again and get a quote for adding pest control service there.

It was also mentioned about several residents are not picking up after their dogs waste in this area and the suggestion of getting another doggie bag station with waste basket was raised. Debbie will obtain quote and cost that Independent Lawn Services will charge to remove weekly and advise the Board for decision.

Several residents have asked about the palm trees throughout the community. The Association does maintain them and received a quote of \$10 per large palm and \$5 per small palm for fertilizing them now. Board agreed to go ahead with this. There is a total of 174 palm trees in the community. Debbie will chase the landscape company to trim the dead branches off and take care of the dead/dying ones.

# MAGIC LANDINGS ASSOCIATION INC

## Not for Profit

**Parking regulations:** The Board reconfirmed the status of parking in the community. There is one parking permit issued per house for street parking outside of their home. Towing is in force from 12 midnight to 7am daily for those parked without a displayed permit, expired tag or parked illegally. One resident has asked that the time for towing is later on Fridays and Saturdays. The Board agreed to review and let the community know of any changes.

**Gate access:** There continues to be a high amount of piggy backing in to the community and also people just waiting at the gate for someone behind to let them in rather than wait for them to move away. The board suggested getting a quote for either a stronger arm to discourage people following cars in (extra damage to vehicle if the pole comes down) and a 2<sup>nd</sup> gate arm (Sally arm). Debbie will also obtain a quote for mounted spikes that move with the operation of the gate arm to prevent people stopping at the gate. Residents also asked about a scanner system with a bar code for the vehicle to avoid reaching out of the vehicle or remote clickers. The previous quote for this was \$500 to upgrade the program and then each clicker was approximately \$25.

### **New Business:**

The Board are reaching out to owners to join the Covenants & Regulations Committee (C & R Committee) in order to help with the process of violations. There are several properties that are in need of painting, maintenance, dead landscape removal, driveway cleaning etc as well as dogs being off leashes. Debbie will email all owners to ask for any volunteers.

The Association maintains all the sidewalks in the community and there are areas that are needing cleaning and repairs. Debbie will obtain quotes for this for approval.

Road resurfacing, repairs and sidewalk ramps – The Association is responsible for resurfacing the road and all repairs and has the funds held in the Reserve Funds account. Richard Birtchman (President) suggested we get an updated quote as the last one was in 2016 for approximately \$30,000 to just resurface the road and get homeowners feedback on the time to do this. Also there needs to be more sidewalk ramps for pedestrians to cross. This has to be ADA compliant so quotes will be obtained and get owner's feedback whether to do this at the same time as the resurfacing.

As Jorge Maisonet (VP) is no longer moving he will continue on with the Board until his term is complete.

When the off duty detail was patrolling in February some residents mentioned to her that there were young adults coming in and out of the conservation area regularly. There have been reports of transients living in there so checked with the deputy at the meeting what the Association could do as the area is owned by South Florida Water Management. He confirmed that the owner would have to contact them for a trespass warning. Debbie will contact S. Florida Water to discuss further.

No further questions from owners present and meeting was adjourned by Richard Birtchman at 8.20pm and seconded by Jorge Maisonet.

Signed: \_\_\_\_\_ Debra Vilella, Secretary/Treasurer \_\_\_\_\_

Date: \_\_\_\_\_ April 6, 2018 \_\_\_\_\_