

MAGIC LANDINGS ASSOCIATION INC

A Corporation Not for Profit

MINUTES OF BOARD MEETING

Monday November 13, 2017

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

Sue Ann Ryan

Juan Santiago

Debbie Spice, LCAM

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

Unfinished Business:

Maintenance:

Gate – The SOS sensor for emergency vehicles has been installed, cost \$933.85. The panel on the exit gate box that had been taken off by someone was replaced by A.C.T.

A.C.T also suggested adding sensor beams on the entrance gate to stop gate closing if there is a vehicle in the way, quote of \$1,033.52. Board agreed that it was not necessary.

Termite activity was found in 3 of the columns at the front of the community. Beacon Pest Services suggested taking the wood off completely and replace. Quote from VPI Homes is \$750 to remove and replace with concrete hardiboard and paint the top of each column. Board agreed to replace.

Speed bump on entrance by the guard shack was ripped out of the ground and dragged sideways. VPI Homes put back in place temporarily as the speed bump is damaged and the fixtures broken. New replacement DOT speed bump estimate is \$520. Board agreed that it need to be replaced.

Lighting – front entrance median lights were damaged in the hurricane. Estimate to replace them with taller, brighter lamp posts by Miller Electric is approximately \$1,000 each for commercial grade and \$500 each for residential decorative. Board agreed to replacement with commercial grade lamp posts.

Landscaping – Quotes were received to remove dead bushes, trees and roses at the entrance area, guard shack and gates flowering plants and re landscape with more durable plants and bushes, with some color added to the area that do not require a great deal of attention. Quotes were received from

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PPM Outdoor (current landscape co) for \$5,320. On Call Landscaping is \$5,800 but would be flexible depending on actual plants chosen. Capital Land Management is \$15,776. Board agreed to update landscaping but will confirm actual cost and add to 2018 budget.

Front entrance Magic Landings sign has some damaged tiles and a substance stuck on them. After discussion it was decided to look at replacing all the tiles next year rather than try to match with existing. Will be added to the 2018 budget.

Pest control company (Pest Patrol) is not maintaining the plants and grass properly so will obtain quotes from other vendors and replace them. The budget will be updated for cost.

Other:

Preliminary 2018 budget was prepared and reviewed with adjustments needed once quotes are received for landscaping (one time entrance area & weekly common area mowing, edging and blowing), pest control, fertilizing, maintenance required etc.

It was agreed by the Board to continue with an Off Duty Osceola sheriff monthly for traffic violations and general security.

Board member vacancy – Jorge Maisonet will not be moving from the community and will remain on the Board as Vice President until his term is complete.

The management contract with Debbie Spice was agreed to be renewed for 2 years as Community Association Manager, through Pheonix Management Group LLC.

Items from last meeting discussion:

Parking is becoming a problem in the community. Sidewalks are being blocked regularly. A discussion with the Osceola Deputy present was that blocking a sidewalk is an offence and a ticket and fine can be issued. As Magic Landings is a private community the Association can also enforce parking and traffic offenses.

The floor was then open for residents present to ask questions or comment.

One resident asked about wanting to help with the parking and traffic issues in the community. The Board agreed to allow him to lead the Street Safety Committee. Notices will go to all residents about the parking enforcement and towing stickers will be ordered for him to use.

There was mention of residents thinking the Heritage Keys neighborhood will be building behind the community and were wanting a wall built at the south and east side of the community. This has been mentioned before and Debbie met with Quinn Construction who built the wall for the county on Neocity Way. Their estimate for a concrete wall was \$150,000- \$200,000. Their suggested alternative was an industrial 8 ft chain link fence which would cost approx. \$80,000. After discussion at the meeting it was suggested if people who live along an open area want more security that they install a fence themselves as the cost for a wall is cost prohibitive for the Association.

The meeting ended at 8.15pm with motion by Richard Birtchman and seconded by Jorge Maisonet.

Signed: _____ Richard Birtchman _____

Date : December 5, 2017