

MAGIC LANDINGS ASSOCIATION INC

A Corporation Not for Profit

MINUTES OF BOARD MEMBER MEETING

MONDAY OCTOBER 3 2016

The meeting was called to order at 7.20pm by President Richard Birtchman, Monday October 3, 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 emailed to all owners and mailed to those without email addresses provided.

The following Board Members were present:

Richard Birtchman
Juan Santiago
Jorge Maisonet
Cesar Perez

Debbie Spice, CAM

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:

Following the Annual Meeting and the motion to start fresh from governing documents regarding the Board Member positions and terms, the existing Board Members offered the vacant positions to those members who applied for a position. From the 4 applications received, Pedro Verdejo withdrew his application, Debbie Giron accepted then withdrew, Angel Oquendo declined, Robert Perez declined. With 2 open positions it was offered out to any other members interested and Cesar Perez accepted, then the Board asked Sue Ann Ryan to come back to the Board.

The positions and terms are:

President – Richard Birtchman, 3 year term
Vice President – Jorge Maisonet, 3 year term
Secretary/Treasurer – Juan Santiago, 3 year term
Board Member – Cesar Perez, 2 year term
Board Member – Sue Ann Ryan, 2 year term

New Business:

Speed bumps and stop sign – it was discussed to install the one extra speed bump stored in the guard shack by the entrance at the key pad, then 3 others to be purchased at \$750 each and installed by the stop sign at the front of the community and 2 just before the mail boxes after the gates (one on entry and one on exit). This is to prevent speeding in to the community.

The possibility of a concrete slab with the option to add a shelter later at the front of the community by the school bus stop has been considered and had quotes done. If a simple concrete slab of approximately 10 ft x 5 ft the price varies from \$1100 to \$2250. To have a thicker slab and shelter needs engineering and permitting and suggested budget from Iron Works would be \$5,000-\$8,000. Next step is to get engineer report for feasibility and check with county for permitting.

Budget for 2017 – The update for next year’s budget on existing costs are:

Increase the budget for irrigation repairs to \$2,000, add \$500 to tree trimming budget, keep \$6500 budget for legal fees for updating of Association Governing documents but may not need to be so high if HOA is turned over from Developer. No painting budget required (\$8,000 in 2016).

Long term – road resurfacing will be considered in 2018 once new construction is all finished.

Other items

Royal Oak Homes are under contract with Mathews Properties to purchase the vacant lots.

Gate codes – for security it was decided to update all gate codes on January 1st every year for Vacation Homes.

No home owners were present so no questions.

Meeting was adjourned at 8.25pm by Richard Birtchman and seconded by Jorge Maisonet.

Signed : Juan Santiago

Date: October 31,2016

Secretary/Treasurer