

# MAGIC LANDINGS ASSOCIATION INC

A Corporation Not for Profit

## MINUTES OF BOARD MEETING

Tuesday Sept 19, 2017

The meeting was called to order at 7.05pm 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

Sue Ann Ryan

Juan Santiago (later in meeting)

Debbie Spice, LCAM

After meeting was called to order, previous meetings minutes were read by Sue Ann Ryan and discussed then approved with no changes. Motion to approve by Richard Birtchman and seconded by Cesar Perez.

### **Unfinished Business:**

Maintenance – tops of the lampposts in the center median were blown off in hurricane so need to fix or replace with clear glass/plastic and use LED lightbulbs to try to get it brighter in that area.

Gates - The entrance gate arm is being knocked off on a regular basis by people tailgating in to the community. Currently Board members put it back on but we will need to confirm price with ACT if they need to replace it and obtain the price to charge to person/s who damaged/broke it. This will be done by tracing the vehicle license plate number from security cameras.

Some residents are reporting that the gate is not dialing through to their phones. ACT have been contacted and reset the program after the hurricane.

Repairs were needed from the lightning strike that burnt the keyboard, both entrance gate control boards and other items. They were replaced but also noted that the battery back ups are all not working and should be replaced (\$578.74 each x 4), SOS sensor to be replaced (\$518) plus cludge cover \$17.82 x 2. It was approved to replace the SOS sensor but not the battery back ups as they will be opened manually when necessary.

A palm tree also died from the lightning strike so was removed.

Lighting at the front of the community – quote was obtained for a diagonal drill from the first light pole across the gate to the opposite side approx. 20 ft up from the cut out. Cost would be \$6,000. This project is currently shelved.

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Landscaping – a quote from our current vendor was received to remove dead bushes and replace with others and add more colorful perennials by the guard shack. Quote is \$2895 and to replace some mulch. Sue Ann asked for more breakdown of the actual bushes to be planted so a meeting will be set up to physically see what they are proposing.

4 palms were removed after the hurricane and 2 re staked at cost of \$800.

Drainage – the county are still working on the run off retention area to see if there is a blockage on the other side of Neocity Way (behind Burger King) but have to wait for all the water to recede. This is an ongoing project for the county. The main drain in Magic Landings pond was checked for blockage and found none. The drains in the retention areas at the front of the community will be cleared out of vegetation and excess mud.

Board Member vacancy – at the time of the meeting Jorge Maisonet had not confirmed his moving date but Cesar Perez would be the replacement as Vice President for the remaining term when this happens.

## **Items from last meeting's residents comments:**

Residents are concerned about the parking issues in the community. Sidewalks are being blocked on a regular basis. The Sheriff's department is aware of it and there will be more patrols will be ordered in the future at the request of the Board on random days. Debbie advised and conferred with the deputy present that there is a 4 hour minimum for off duty officers to do this.

## **The floor was then open for residents present to ask questions.**

One resident was concerned about the damage to a property situated next to a new home under construction. She was advised that Royal Oak Homes are dealing with each case individually with the home owner and to go through Debbie for contact information.

One resident was concerned about the height of a neighbor's tree in the back yard and so the owner will send photo's to Debbie to pass on to out of state owner for their information.

A resident mentioned that there are a couple of trees down in the area by the cut out that belong to South Florida Water Management. Debbie will contact them to cut back. It was also mentioned that the trees along the road behind Watson building need to be trimmed back. This is Osceola county responsibility so Debbie will contact them also. There was also a discussion about the homeless people that pan handle behind the KFC. The deputy present advised that this has to be reported to the non emergency police number (407-348-2222).

A resident mentioned that the black tiles at the front of the community are not looking good with grout missing and a glue type substance oozing down the tile. This will be checked and repaired.

The meeting ended with motion by Richard Birtchman and seconded by Sue Ann Ryan at 8.20pm.

Signed:           Juan Santiago          

Date:           10/3/2017