

# MAGIC LANDINGS ASSOCIATION INC

## MINUTES OF BOARD MEETING

Tuesday September 25, 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  
Cesar Perez  
Debra Villella  
Miguel Cintron

Debbie Spice, LCAM

After meeting was called to order, previous meetings minutes were read by Debra Villella and approved with no changes. Motion to approve by Richard Birtchman and seconded by Miguel Cintron.

### **Unfinished business:**

Maintenance -

The extra doggie bag stations that were requested and approved have been installed.

The additional speedbump that was requested and approved to be installed my 303/305 Magical Way has been done.

Reflective tape has now been put on both entrance gates and arms.

The additional flood lights (\$735) that were approved to be installed at the rear of the guard shack are still on order with Miller Electric. They will be installed as soon as possible along with repair/replacement of the lamp that is upside down on the guard shack.

Gate –

Since the last meeting the software for using remote controls to open the gate has been installed and residents are now able to use remotes as well as swipe cards to open the gate.

All 4 gates have had battery backup's replaced so that any power surges that happen do not interfere with the gates synchronizing together to operate. The telephone entry unit lock has been replaced.

There are still some residents having a problem with pressing 9 to open the gates. Debbie will contact Access Control to have a tech come out to check again and trouble shoot with the residents. Debbie will also contact residents to get more information.

Sidewalk repairs –

An updated list of addresses that had uneven sidewalk pavers was done and a new proposal received from VPI Homes to repair the areas for \$2750. Motion to approved by Richard and second Debra.

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## New Business:

### Drainage –

At the annual meeting in June a majority of the owner's present were concerned about the drainage in the community. Quotes were obtained to clean the road storm drains and pipes leading in to the pond and retention areas. As this was becoming a problem the Board unanimously approved the proposal from All Florida Septic (\$20,200 with camera) to go ahead with this project prior to the Board meeting. An additional proposal was submitted by All Florida for the repair to the catch basin located between 1915/1917 Magical Lane (\$3,500) which had a crack in it. Motion to approve by Richard and seconded by Debra Villella.

### Landscaping –

There have been several complaints about the current landscape vendor and quotes have been obtained from other vendors. The quotes were compared by the Board and a motion to change vendor to BrightView Landscaping was approved by Richard Birtchman and seconded by Miguel Cintron with approval of other board members also. Current vendor will be cancelled immediately and just continue out the 60 day notice period.

### Other-

Board Member vacancy – there is still a vacancy to fill on the Board of Directors so we will be asking the owners for a volunteer again.

Commercial vehicles – there was a discussion over commercial vehicles and pick up trucks. A motion to approve pick up trucks to be parked on the driveway or on the street outside of their own house, with a permit, providing signage is not visible was approved by Richard and seconded by Debra. It was reconfirmed that vans with signage or ladder racks are prohibited in the community.

Disaster planning committee – Jana Birtchman volunteered to coordinate the disaster plan book with Debbie for the community. This is an ongoing project and if anyone else is interested in getting involved please contact Debbie.

Budget for 2019 – Debbie (CAM) submitted a preliminary budget for 2019 to the Board based on the costs incurred in 2018 and estimated changes. This will be updated as and when for approved vendor changes. At this time there is \$2,000 in the budget for a holiday party in 2018 and will contact Leslie to confirm if this is going ahead and a date set. Board requested 60 days notice.

There were no questions from home owners present.

The meeting was adjourned at 7.50pm by Richard Birtchman and seconded by Cesar Perez.

Signed: \_\_\_\_\_ Debra Villella, Secretary/Treasurer \_\_\_\_\_ Date: October 3, 2018