

MAGIC LANDINGS ASSOCIATION INC
A Corporation Not for Profit

MINUTES OF ANNUAL MEETING OF THE MEMBERS

WEDNESDAY JUNE 29 2016

The meeting was called to order at 7.00pm by Vice President Sue Ann Ryan, Wednesday June 29, 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

Sue Ann Ryan

Juan Santiago

Jorge Maisonet

Debbie Spice, CAM

Cynthia David, The Association Law Firm

After meeting was called to order, previous meetings minutes were read by Sue Ann Ryan and discussed then approved with no changes. Motion accepted "Aye" by all Board Members present.

Unfinished business:

Landscaping – the front area of the community had all palm trees trimmed and bushes. New mulch was installed at cost of \$1120. All completed.

Status of GT Homes for new home building – Tony Pearce was present and explained that they were having extreme difficulty in contacting and getting commitment from the developer to release the lots to them under their contract. So, at this point they will not be building any further.

Road Maintenance – quotes have been obtained for repairs to curbing outside of 1921 Magical Lane and water pooling outside 287/289 Magical Way. Quotes also obtained for the resurfacing and repairs of the road way throughout the community. As Magic Landings is a gated community, all repairs and maintenance are at the cost of the Association, not Osceola County.

The attorney, Cynthia David, was present and explained the situation with the ownership of the road. Part of the road is owned by the Association in title but the other half is on title as the developer, Mathews Properties & Development Inc. After research it was noted that the road was dedicated to the Association in 2004 so needs updating in title with the county. Therefore the Association is responsible to maintain the road.

Vacant Lots – concerns by all residents and the Board that grass is growing high and not being maintained. A representative from Mathews Properties and Development Inc was in attendance and

was asked for his help with this situation. It has been ongoing for a couple of years. He vowed that he would advise the owner and work on it.

The Community Watch program was discussed and the Board reached out to the members for volunteers to help with this.

The issue of crime in the neighborhood was addressed by Kissimmee PD Deputy Padilla and the concern over being a gated community but only closed at night. He explained even with gates, there is the possibility of crime but with the Community Watch program in effect and neighbors watching out for each other it is a positive step to keep it less likely to happen. He advised all present to report any suspicious behavior to the police.

New Business and Board Appointments:

A quorum of members was not met at this meeting. There were 21 members and 5 proxies in attendance. 38 was necessary to establish a quorum. Therefore, there would not be an election for Board Member positions.

Attorney Cynthia David advised members that due to the previous year's Board appointments being disorganized because Board Members were not consistent in their terms and positions, it was difficult to determine who was serving a particular term. As such, she advised that it would be appropriate to resolve this situation by working from the governing documents and start as if it were the first election to document. This means 5 Board Members, 3 serving a 3 year term and 2 serving a 2 year term.

The motion to start fresh from the governing documents for the Board was motioned by Sue Ann Ryan and seconded by Richard Birtchman with aye's from the 2 other board members present, Juan Santiago and Jorge Maisonet.

3 current Board Members agreed to stay on the Board – Richard Birtchman, Juan Santiago and Jorge Maisonet. The 2 remaining positions would be appointed from the applications received from Debbie Giron, Pedro Verdejo, Angel Oquendo and Robert Perez.

In the interest of time and library closing, the motion to adjourn the meeting was placed by Sue Ann Ryan and seconded by Richard Birtchman at 8.35pm.

Signed: _____ Jorge Maisonet _____ Date: 7/20/16

Secretary

Note added after meeting for Financial status by Juan Sanitiago as at 6/29/16:

Business Checking Account – Balance: \$27,570.12

Business Emergency Fund – Balance: \$12,276.78

Business Reserve Account – Balance: \$46,310.37