

MAGIC LANDINGS ASSOCIATION INC

A Corporation Not for Profit

MINUTES OF BOARD MEMBER MEETING

TUESDAY MARCH 7 2017

The meeting was called to order at 6.45pm 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

Juan Santiago

Jorge Maisonet

Cesar Perez

Sue Ann Ryan

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 Jorge Maisonet.

Unfinished business:

Outstanding maintenance and service repairs – Gate company, Access Control Technologies had quoted \$632 to research and repair the connection issue and relay conduit cable under the ground at the gates. Their electrician went ahead and did the work but then advised ACT that the cost would be \$1800. As they had not quoted this amount Richard will contact them to discuss further.

There is a quote of \$1013.02 to replace the gate gear reducer but is not going ahead at this time.

At the last meeting residents voiced their opinions of safety at the gate and wanted to know if we can offer gate clickers/remotes to access the community. The quote received is \$525 for updated hardware and software plus cost of the remote transmitters. It would then allow the cards and remotes to be used. The Board are in favor of moving forward with this is if enough home owners would use them. Residents cost for a remote clicker is approx. \$25 each. The remotes would only be provided to primary home owners not tenants. Tenants will continue to use the cards as they can be deactivated when they leave the community.

Lighting – After the discussion by residents at the last meeting Debbie met with KUA about additional lighting in the community, specifically in the cut out area just before the cul de sac and the front of the community. In order to add a light in the cut out it would need either 110, 160 or 320 feet of conduit cable laid underground to go from one of the transformers to the light. This cost would have to be from the HOA but KUA provide the light. In the front entrance area KUA suggested changing the first light out with an LED one for extra brightness and maybe add another light. This was discussed by the Board and agreed to replace the front light and compare brightness and then decide on further light poles. The only cost is \$10-20 per month in usage cost.

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The wall behind 213-219 Magical Way backs on to the Heritage Park Hotel and has been damaged significantly by kids playing basketball and jumping over the wall. The hole has been repaired. It has been discussed about maybe adding a chain link fence on the other side and any other alternatives. It's likely to need approval from the hotel Board of Directors but quotes are approximately \$3,000-\$5,000. This project is on hold temporarily.

Sidewalk repairs – there are a couple of areas that need attention and will be fixed accordingly.

At the last meeting the residents asked about the possibility of a wall being built along the open area to the south of the community on Magical Way. The approximate length is 1300 ft. Quotes will be obtained but was explained that this project would have to have 67% of member approval to proceed and be funded by a special assessment to all property owners.

Repairs and resurfacing of the roads will be put on hold until all the construction is finished in the community.

Residents at the last meeting asked for an emergency number for evenings and weekends to be provided to the residents. An answer service priced at \$29.99 per month will be activated and phone number given to all residents. The Board agreed to this and will be monitored for a few months for activity.

The proposed budget was discussed and motion to approve by Richard Birtchman and seconded by Jorge Maisonet.

New Business

The Rules and Regulations update is postponed until the next meeting for discussion.

Social committee – Leslie Perez has volunteered to be the Social Community Lead chair for this committee and submitted dates for the community Garage Sale. They are April 22 and October 14 2017. There is \$2,000 assigned in the budget for community events that Leslie will coordinate and liaise with the Board.

Residents mentioned about cars blocking sidewalks. This will be double checked with the Sheriff Department if they issue tickets to the vehicle owners or not as it is a private gated community.

Sheriff Trespassing signs will be ordered for the community – 12 at \$16.20 each.

Also Warning Signs for Alligators will be ordered for the pond. \$75 for 4 signs, plus install.

Royal Oak Homes has closed on the vacant lots that were owned by Mathews Properties and will start construction within 4-6 weeks.

As residents questions were answered as the meeting progressed rather than taking questions at the end there were no further owner questions and the meeting was adjourned at 8.05pm by Richard Birtchman and seconded by Sue Ann Ryan.

Signed: Juan Santiago
Secretary/Treasurer

Date: March 17, 2017