

MAGIC LANDINGS ASSOCIATION INC  
A Corporation Not for Profit

MINUTES OF MEETING OF THE BOARD OF DIRECTORS

THURSDAY MAY 19, 2016

The meeting was called to order at 7.05PM by Vice President Sue Ann Ryan, Thursday May 19, 2016 in the Roseada Room, 2<sup>nd</sup> 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:

Sue Ann Ryan  
Juan Santiago  
Jorge Maisonet

Debbie Spice, CAM

After meeting was called to order, previous meetings minutes were approved with no changes. Motion accepted "Aye" by all Board Members present.

Unfinished business:

The community wall painting has been finished by Floz On Painting.

The guard shack fascia has been painted, curb painting done, and No trespassing signs installed on community wall by the hotel and open area where new construction is being done (behind Burger King) and the front.

Landscaping – current landscape company provided quote of \$1623 to re mulch the entrance planters and around guard shack and rings around the palm trees. Plus to remove dead palm tree outside of 243 Magical Way would be \$100 to remove it, \$75 to grind stump and new tree installed \$200. Total \$375. To replace the 6 dead bushes in the front median would be \$140. The Board agreed that the prices were high and that we should obtain a couple more quotes to compare but did agree to remove the dead palm and go ahead with Palm tree trimming at \$20 per tree.

New Business:

The Board have been reviewing the covenants, by laws and rules & regulations and would like to update them but at this time are restricted. The Association Law Firm were present at the meeting to confirm that any changes to be made to governing documents are subject to the developer exercising their right to consent to any changes. See item 10. e in the Declaration of Covenants, Conditions and Restrictions for Magic Landings. This is due to there not being an official turnover from the Developer to Magic Landings Association Inc.

GT Homes were present at the meeting to discuss the construction time frame for homes in Magic Landings and explained their situation with the Developer to build in phases and that delays have held

up construction. The Board requested that GT Homes meet with the Developer to confirm if the next phase will be started within a short time frame or not.

Security – A Community Watch program has been started with Osceola Sheriff Department and Deputy Diaz is our point of contact for this. A meeting was held at Heritage Park Inn on Tuesday May 17 2016 for owners and tenants to attend. There was a small turnout for this meeting. The next meeting is likely to be later in the summer and notices will be issued. Community Watch Signs will be ordered and placed around the community. The National Night Out meeting is in October where representatives from the sheriff's dept and vendors come to the neighborhood. It was suggested that if we participate with this then perhaps have a couple of food trucks come out as well so everyone can get to know their neighbors in a friendly way. The actual location for this has to be determined.

Crime Prevention Deputy Norberto Diaz contact information is : Email: [ndia3@osceola.org](mailto:ndia3@osceola.org) or office tel 407-348-1168.

It was also discussed about having security patrols through the community. Debbie advised cost of an off duty sheriff is \$32 per hour with a 4 hour minimum requirement. Private security is cost prohibitive to do. This item is to be addressed again if the situation with kids jumping the fence and general suspicious activity is reported.

Questions from Home Owners in attendance.

A Home owner asked about trash being left around the community and if we have a service for this clear up. We do not have a company picking up trash left by kids, garbage trucks etc. A suggestion was made that we put a trash can at the front of the community where the kids wait for the school bus and get a quote for a company to take the trash weekly.

A Home Owner asked about the situation with a kids playground. Discussion about whether it should be for small children or older ones. The only area to possibly have this would be next to 328 Magical Way by the cut out in the road. It was explained that this cut out is for Fire & Rescue to be able to turn around so we cannot change that. Further discussion and quotes for equipment, increase in insurance cost etc will have to be done.

A Home Owner addressed the issue of having speed bump at the front entrance to cut down on speeding through the gate, especially when children are present at the school bus stop. Juan will arrange for this to be done with another home owner as there is a spare speed bump in the guard shack.

A couple of home owners mentioned that there is a collection of standing water in the road after storms at the corner of Magical Way outside of 289/287/285 and it does not reach the storm drains further up the road. Debbie will contact Toho Water to determine if they can fix this.

With no further questions from Home Owners present the meeting was adjourned by Sue Ann Ryan at 8.35pm and seconded by Jorge Maisonet.

Signed: Jorge Maisonet Date: 6/2/16

Secretary