

# MAGIC LANDINGS ASSOCIATION INC

## Minutes of Board Meeting

Monday November 19, 2018

The meeting was called to order at 6:30pm by President Richard Birtchman, at the Robert Guevara Community Center, Kissimmee, FL 34743.

Notice of meeting was posted on bulletin board, emailed to owners and mailed to those without email addresses provided.

The following Board Members were present:

Richard Birtchman  
Debra Villella  
Miguel Cintron

Debbie Spice, CAM

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

### **Unfinished business:**

The cleaning of the storm drains throughout the community was completed by All Florida Septic. The total cost with all repairs done was \$42,700 which was taken from reserve funds.

The 2 additional flood lights at the rear of the guard shack have been installed by Miller Electric.

The sidewalk pavers have all been repaired by VPI Homes along Magic Landings Blvd, Magical Lane and Magical Way.

A quote was obtained from Brightview to remove and replace the large Washingtonian palm on the exit side of the road due to a lightning strike - \$1750. The quote to remove the dead palm on the side of 1935 Magical Lane and move smaller palm from 311 Magical Way was \$1113.68. No decision was made so item is shelved until the new year.

Brightview will start the regular community landscaping on December 1, 2018 and will mow and edge the area from the road to the sidewalk throughout the community in front of each house.

The gate key pad was hit by a vehicle and damaged the cover which allowed rain to get in to it so shorted out the display board. Replaced and moved cable box to inside the guard house.

Access Control provided a quote for 1 or 2 bollards by the side of the key pad to protect it from vehicles hitting it. One bollard would be \$742 and 2 would be \$1092. No decision made as the board suggested looking at other options first. Motioned by Richard Birtchman and seconded by Miguel Cintron.

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Budget for 2019.

The updated budget was reviewed and approved by all board members. Copy will be mailed to all owners.

It was also discussed that currently there are 2 reserve bank accounts but with the withdrawal for the payment of the storm drains it means the account with the higher interest is significantly lower. It was agreed to transfer funds in to one reserve account with the higher interest and operate as a pooled reserve account. Motioned by Richard Birtchman and seconded by Miguel Cintron.

There is still a vacancy on the board. The board asked for any volunteers from owners present but there was no interest.

### **New Business:**

It was discussed whether to stop the overnight towing over the holidays and was approved by all board members to stop from Wednesday November 21 to Sunday November 25 and from Sunday December 23, 2018 to Wednesday January 2, 2019.

### **Questions from owners present.**

Owners were asking if the entrance gates were going to be closed permanently or stay as they are 7pm to 7am. There was a discussion as to the good and the consequences of being closed. It was agreed to send out a survey to all the owners for their opinion and feedback. The Board will then discuss further after responses are received.

There was a discussion of cars driving fast in the neighborhood. Suggestion of putting up more speed signs (15mph) up throughout the community and install more speed bumps in areas that is prone to speeding. Pricing and areas will be researched further.

There were no further questions.

The meeting was adjourned at 7:40pm by Richard Birtchman and seconded by Debra Villella.

Signed Debra Villella, Secretary/Treasurer Date: December 3, 2018