

# MAGIC LANDINGS ASSOCIATION INC

## Minutes of Annual Meeting – July 2, 2025

Meeting held in person at Hart Memorial Library, Roseada Room, Kissimmee

The meeting was called to order at 6:42pm by Sue Ann Ryan.

Notice of meeting was emailed, mailed to owners and posted on the community website.

The following board members were present, which covers quorum:

Allan Lopez, Cindy Valentin, Cesar Perez, Sue Ann Ryan, Angel Oquendo and Debbie Spice, CAM.

Approval of last meeting minutes – the minutes were read by Debbie and approved by Cesar and SueAnn.

Unfinished business:

The storm drain cleaning was completed by Flotech in June. They provided further recommendation to dredge out the 2 retention areas deeper at the entrance to hold more water. They will haul away all the overgrowth and vegetation. The quote for the work is \$32,000. A motion was made to go ahead with the work, agreed by all Board members.

There was \$20,000 transferred from the Reserve funding to the operating account in November 2023 for covering bills. This amount was never transferred back to the reserve. All Board members agreed to keep the funds in the operating account to cover the costs for the retention area dredging.

The bank balance as at 6/30/2025 : Checking account \$49,158.54, Reserve account \$53,174.30.

The home owner of 269 Magical Way has not made payment for the attorney fees incurred for the civil court case. A motion was made by Sue Ryan to assess the individual amount of \$4885.89 to the owner's account. Motion seconded by all Board members. Notice will be sent to the owner.

The list of outstanding HOA assessments was reviewed and the Board agreed that all owners with delinquent balances over 90 days were to be sent demand notices. If they are not paid within 30 days then they will be sent to the attorney's office for collection.

New Business:

There was a motion by Sue to appoint 3 home owners to the Violation Fining committee for CC&R's. The motion was seconded and approved by all Board Members. The 3 owners accepted the position on the committee and agreed to work with the Board in the enforcement of CC&R violations. The committee will agree or disagree with the Board's decision to impose fines to home owners that do not comply with the notices sent to them. They will be available for a hearing with owners that have fines imposed on them for failing to comply with the CC&R's.

There was discussion with an owner present regarding violations and the best way to handle the situation. The board went ahead with the appointment of the fining committee apposed to being handled by the association's attorney initially.

Board Member appointments – there were no owner volunteers for the Board vacancies so Cindy Valentin and Allan Lopez will remain on the Board for 2 years. The remaining Board position stays vacant until filled.

The meeting was adjourned at 7:35pm by Sue Ryan and second by Cindy Valentin.

Signed: Sue Ryan, VP

Date: July 30, 2025