

# MAGIC LANDINGS ASSOCIATION INC

## Minutes of Board Meeting on Tuesday July 19, 2022

Location: BVL Community Center (Robert Guevara)

The meeting was called to order by Miguel Cintron, VP at 7.08pm.

Notice of meeting was emailed and mailed to all owners and listed on community website. Vacant board Voting Ballots were mailed to active members in good standing.

The following board members were present:

Anqel Oquendo  
Julio Andujar  
Cesar Perez  
Joanne Cancel  
Miguel Cintron  
Debbie Spice, CAM

After the meeting was called to order, previous minutes were read by Joanne Cancel. Motion to accept by Miguel Cintron with no changes and seconded by Cesar Perez.

### **Unfinished business:**

The quotes and plan received from American Paving to widen the area at the entrance and inside the gates was reviewed. Motion to approve the widening by Miguel and seconded by Joanne and agreed by all board members.

The discussion of painting driveways was raised. As it is getting more difficult to clean driveways it was suggested that owners may paint their driveway with the submission of an ARB application for approval prior to painting. Motion to approve by Julio and seconded by Miguel.

### **New Business:**

Julio confirmed the financial status of the Association. As of June 30, 2022 the balance of the Synovus Bank checking account was \$32,396.77 and the reserve account balance was \$61,613.47.

Board Vacancies - Julio Andujar opened the voting ballot envelopes that had been received and counted the votes. The totals were:

Miguel 25      Cesar 25      Gualberto 12      John Thomas 10

Resulting in Miguel and Cesar remaining as Board Members.

There was discussion about the south part of the community that has recently had 3 story buildings built behind them at Heritage Key Villas . There is no wall or fence and it was requested to obtain a quote for the installation of a chain link fence along the boundary, estimated to be at least 1500 feet in length.

There was discussion concerning the placement of a basketball court on the common area by the turnaround area on Magical Way. It was suggested to obtain a quote for future consideration.

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A resident voiced concern over short term vacation rental homes violating the rules and asked if they could be issued a fine immediately. It was explained that owners receive a courtesy notice first then followed up with a final notice to correct regardless of if the property is owner, tenant or vacationer occupied.

There were no further questions from owners.

Meeting was adjourned at 8.50pm by Angel Oquendo and seconded by Cesar Perez.

Signed: Julio Andujar

Date: August 19, 2022

## Note:

After the meeting the Board Members voted for officer positions to be held. The result was:

President – Angel Oquendo

Vice President – Miguel Cintron

Treasurer/Secretary – Cesar Perez

Board Member at Large – Julio Andujar

Board Member at Large – Joanne Cancel