

MAGIC LANDINGS ASSOCIATION INC

Minutes of Annual Meeting – August 25, 2025

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

The meeting was called to order at 6:30pm 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 and Debbie Spice, CAM.

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

As Osceola Sheriff's Deputy Crawford was in attendance, he discussed the status for police call outs in the area and community specifically. He answered questions relating to noise enforcement, neighbor issues and traffic offenses.

Unfinished business:

Maintenance – The 2 exit gate operators require replacement of the battery back up unit for \$3050 or replacement of the whole unit at \$6246 each per Guardian Access Control estimate. This figure will be used for 2026 budgeting purposes.

A quote for pressure washing of the sidewalks at the front of the community will be obtained.

Accounts receivable – the delinquent owner accounts that have received 30 day demand notices and not paid are to be turned over to the associations attorney's office for collection.

Violations – for the owners that have been sent final notices to correct violations and not complied, the Board agreed to issuing of \$100 fine to the owner. The owners will be notified of a hearing date with the fining committee.

New Business:

Traffic enforcement – as the community is gated the roads are therefore private. The Board discussed the suggestion by Deputy Crawford of obtaining a traffic agreement with the Sheriff's office, with approval from the County Commissioners. This would require FL DOT to check road signs and provide information to become compliant for traffic enforcement.

A motion to move forward with the ratification of the traffic enforcement was made by Sue and agreed by all Board Members.

There were no further questions from owners present.

The meeting was adjourned at 7:50 pm.

Signed: _____ Sue Ryan

Date: September 22, 2025