

MAGIC LANDINGS ASSOCIATION INC

Minutes of Board Meeting – April 17, 2025

Meeting held in person at Robert Guevara Community Center, BVL

The meeting was called to order at 6:40pm 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 quote from FloTech to clean out the storm drains leading into the 2 front retention areas and the pond is \$12,950. Ryan from FloTech was on the phone with the Board members at the meeting to answer questions.

There was a motion to approve the quote and move forward with the work before storm season.

Homeowner assessment payments – for owners that are delinquent on HOA dues will be sent to the Attorney for collection.

There was discussion about the maintenance of homes in the community and violation compliance. It was agreed that more emphasis will be made to ensure owners are maintaining the homes in order to maintain property values. Owners that are non compliant will be sent notices for final compliance and either recommended for fines or attorney enforcement.

There is no new business.

The meeting was adjourned at 7.40pm by Sue Ryan and seconded by Allan Lopez.

Signed: Sue Ryan, VP Date: 5/15/2025