

# MAGIC LANDINGS ASSOCIATION INC

Minutes of Board Meeting on Tuesday February 9, 2022

The meeting was called to order by Miguel Cintron, VP at 7.12pm on a zoom virtual call.

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

The following board members were online:

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 Miguel Cintron. Motion to accept by Angel Oquendo with no changes and seconded by Joanne Cancel.

## **Unfinished business:**

Approval of 2022 Budget – the maintenance service contract for Access Control Technologies with the cost of \$1888 for quarterly servicing was added to the budget. It was agreed that the first semi annual payment of \$4560 would be held back from transfer to reserve account to cover additional costs incurred for security cameras. A motion to approve updated 2022 budget by Miguel Cintron and second by Joanne Cancel. A copy of the budget will be mailed to all owners.

## **New Business:**

The community garage sale date was agreed to be Saturday March 26 and Sunday March 27, 2022.

The Rules and Regulations were updated to confirm gates are closed 24/7, minor auto repairs on owners property can only be done if it does not involve vehicles to be placed on jacks and use hydraulic jacks and not to be left overnight. A copy of the updated Rules and Regulations will be mailed to all owners and tenants.

There was discussion about the approval of exterior paint colors by Board Members. At present the property owners submit an ARB form with color swatches for the base and trim color they wish to paint the property. The Board reviews the color for approval or denial. It was agreed to continue this process rather than decide on particular colors that owners may choose from.

Violations – the board agreed to provide an additional 60 days to owners that had not yet painted their exterior as requested. Further non compliance would result in further fines and enforcement. The Owner (269 magical way) that continues to violate the non compliance of regular landscape maintenance will have a fine imposed automatically after the formal notices had been sent.

A resident had submitted photo evidence of damage to their vehicle from the gate malfunctioning prior to the new additional loop on the inside of the entrance gate. The cost of \$1488.61. A motion to approve Miguel and second by Angel.

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There was discussion about Heritage Key Villas building the 3 story condo's next to the community and the security and privacy associated with it. Debbie had contact Heritage Key and was advised that they had no plans to build a wall or install a fence at this time.

There were no questions from owners.

The meeting was adjourned at 9.10pm by Angel and seconded by Joanne Cancel.

Signed: Julio Andujar Date: March 1, 2022