

MAGIC LANDINGS ASSOCIATION INC

Minutes of Board Meeting on Tuesday March 9, 2021

The meeting was called to order by Julio Andujar, Treasurer/Secretary at 7.11pm on a zoom virtual call.

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

The following board members were online:

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

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

Unfinished business:

The board reviewed the proposed 2021 budget which is based on expenditures from previous year. There is a surplus of \$2347.50 which was discussed by all Board Members and unanimously agreed to be used for updates and/or additional security cameras at the entrance.

There was discussion about changing the towing company from New Generation Towing to Magic Tows as their location was closer to the community. They are located at 1201 Sawdust Trail, Kissimmee, FL 34744. Motion to approve by Miguel Cintron and second by Cesar Perez.

New Business:

The Board discussed the closing of the entrance and exit gates to 24 hours a day, 7 days a week. Visitors and deliveries would have to call through to the resident to allow access into the community. Gate codes will not be issued to residents. The effective date was agreed to be March 19, 2021 at 7pm. Owners and residents would be notified by email and mail. Motion to approve the gate closure by Miguel Cintron and unanimously seconded by all other Board Members.

Resident Leslie Perez had emailed the Board to approve a community garage sale. All Board members agreed and a date will be set and residents notified.

As it is not possible to have in person Board Meetings at present, it was suggested that online voting could be used for the next Board elections in June. Debbie gave some suggestions with costs of third party vendors that handle all the verifications. It would allow all owners to vote online instead of in person or by proxy. Prices ranged from \$19 to \$774 depending on security level requested and time required.

There were some residents that had been notified to paint the exterior of their homes in 2019 to be completed by June 30, 2020. Due to the pandemic this deadline was allowed to lapse but after further discussion it was decided to extend this date for owners to paint their homes before June 30, 2021.

An ARB request from 260 Magical Way had been received to add hurricane shutters to their home but then changed their mind so no approval necessary.

There were no questions from residents on the zoom virtual call.

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Motion to adjourn meeting at 8:35pm by Miguel Cintron and seconded by Cesar Perez.

Signed: Julio Andujar

Date: March 30, 2021