

MAGIC LANDINGS ASSOCIATION INC

Minutes of Annual Meeting – November 3, 2025

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

The meeting was called to order at 6:35pm by Sue Ann Ryan.

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

The following board members were present, which covers quorum:

Sue Ryan, Cindy Valentin, Cesar Perez (Debbie Spice, CAM)

Approval of last meeting minutes – the minutes were approved by Cindy and Sue.

Unfinished business:

Maintenance of gates – A quote had been received from Guardian Access Control for the replacement of the 4 gate operators - \$24,985.00. The quote for replacement of the battery back up's for 2 is \$3,050.59.

The quote for replacement of the exit side spikes is \$4,835.87. At this time, no final decision has been made other than to plan to replace the 2 entrance gate operators (large brown units) and the exit side spikes when it is necessary in 2026.

The sidewalks at the front of the community will be pressure washed in 2026 after the work is done to the retention areas. The board also requested a quote to pressure wash the sidewalks at the conservation area in the cul de sac. The landscaper will be contacted for a quote to trim along the conservation area.

Traffic signs – in order for the sheriff's office to enforce traffic violations within the community, the Florida department of motor vehicles provided a report with recommended sign replacements. The board agreed to proceed with the sign replacements.

A motion was made to impose an assessment for the cost of the court fees and attorney fees to 150 Magic Landings Blvd for payment. Motion by Sue and second by Cindy.

New Business

Amendment to the By Laws – per the current by laws the number of board members required is 5. As it has been difficult to consistently maintain 5 active board members it was suggested that this would be reduced to 3. After discussion with the association's attorney (Ruggieri Law Firm) it was suggested that a vote would be made by the members of the association (i.e owners) at a scheduled meeting or by proxy vote with amendment ballot for the change to be made. The draft has been prepared and so the next step is to schedule a board meeting for this purpose.

2026 Budget – the preliminary costs for 2026 were based on 2025 actual costs with a standard increase for utility bills and general costs. The 2026 budget was approved by Board members.

