

Magnolia Place Community Association, Inc.  
6827 Sun 'N Lake Blvd., Sebring, FL 33872-2022

<https://www.magnoliaplacehoa.org>

Board Of Directors Meeting Minutes  
Sun 'N Lake District Office, 5306 Sun 'n Lake Blvd. Sebring, FL.

April 2, 2026

### **I. Call to Order**

- Board member Christian Cupin called the meeting to order at 7:06 PM.

### **II. Roll Call of Officers**

- Present: Board of Directors: Alex Andreu, Anne Lynch, Lee Wishard, and Christian Cupin.

### **III. Financial Report**

- Mr. Alex Andreu gave the reports as follows:
  - A. Certificate of Deposit: \$42,866.95 as of 3/31/2026
  - B. Savings: \$14,121.47 as of 3/31/2026
  - C. Checking Account: \$11,456.42 as of 3/31/2026
  - D. Current Operating Expenses: \$7,570.50 as of 3/31/2026
  - E. Legal Retainer Remaining with Swaine, Harris, & Wohl, P.A.: \$1,272.94 as of 3/31/2026

### **IV. Manager's Report**

- A. The Floyd Johnson property lien foreclosure is now resolved. PENNYMAC Loan Services LLC has paid the \$3,610.91 to fulfill monies owed to Magnolia Place HOA for delinquencies related to violations, yearly HOA fees, and interest fee accumulations.
- B. The Board has agreed to proceed with repairing several potholes. ProActive Coatings have sent in an estimate cost of \$2,300.00
- C. The HOA notification sign "Magnolia Place: A Deed-Restricted Community" at the junction entrance of Cortez Blvd. and Cecilia Ave. has been approved by Sun 'N Lake District Office. The Board will provide the metal signage, endorse it, and the Sun 'N Lake District Office will execute the installation.

## V. Old Business

- A. Power washing and surface sealing of all road gutters ---- currently undergoing negotiations with Sun 'N Lake Improvement District for scheduling.
- B. Vegetation overgrowth on property 6839 Sun 'N Lake Blvd has not been addressed. Issue has been brought to the attention of the lot owner.

## VI. New Business

- A. A potential garden landscaping feasibility analysis will be conducted for Lot 29 (Common Elements Parcel of Magnolia Place) by the main entrance. The feasibility analysis will determine the suitability of the site for planting; availability of necessary resources (soil quality, water supply); financial considerations; risks & challenges (underground cables, electrical and water utilities).

## VII. Nex Meeting Date

- The next monthly Board Of Directors meeting is scheduled for May 7, 2025 at 7:00 PM Sun 'N Lake District Office, 5306 Sun 'n Lake Blvd.

The board meeting was adjourned at 8:22 PM. These minutes were approved by the Board of Directors.

*Christian Cupin*

Christian Cupin  
Secretary  
April 2, 2026

*Alex Andreu*

Alex Andreu  
Vice President  
April 2, 2026

