

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.

January 2, 2026

I. Call to Order

Board member Christian Cupin called the meeting to order at 7:13 PM.

II. Roll Call of Officers

Present: Board of Directors: Alex Andreu, Anne Lynch, Kyler Eldridge, and Christian Cupin.

III. Financial Report

Mr. Alex Andreu gave the reports as follows:

- A. Certificate of Deposit: \$42,866.95 as of 12/31/2025
- B. Savings: \$9,121.47 as of 12/31/2025
- C. Checking Account: \$4,651.51 as of 12/31/2025
- D. Current Operating Expenses: \$15,477.95 as of 11/30/2025
- E. Legal Retainer Remaining with Swaine, Harris, & Wohl, P.A.: \$1,468.00 as of 12/31/2025

IV. Manager's Report

- A. HOA Annual Meeting is scheduled for January 18, 2026, Sunday at 11:00 AM.
- B. Expense quote for the main entrance landscaping by Robbins Nursery is currently at \$5,967.27 compared to the initial quote of \$9,561.98 due in part to cancellation of several landscaping items. The current price quote of \$5,967.27 may still be reduced contingent on labor charges relative to the time spent on completing the project and the usage of the number of plants and trees.

V. Old Business

- A. Road paving project will be endorsed for possible completion in 2026.
- B. Canopy Bench: prospective project for installation at the corner of Magnolia Place entrance and Sun 'N Lake Blvd -- currently being reviewed by Sun 'N Lake Improvement District.
- C. Power washing and surface sealing of all road gutters ---- currently undergoing negotiations with Sun 'N Lake Improvement District for scheduling.
- D. 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 proposed installation of an HOA notification sign at the junction entrance of Cortez Blvd. and Cecilia Ave has been endorsed and will be finalized for approval by the BOD.

VII. Next Meeting Date

The next monthly Board Of Directors meeting is scheduled for February 5, 2025 at 7:00 PM Sun 'N Lake District Office, 5306 Sun 'n Lake Blvd.

The board meeting was adjourned at 9:29 PM. These minutes were approved by the Board of Directors.

Christian Cupin
Christian Cupin
Secretary
January 2, 2025

Kyler Eldridge
Alex Andreu
President
January 2, 2025