

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. Nex 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