

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.

July 1, 2026

I. Call to Order

- Board member Christian Cupin called the meeting to order at 7:11 PM.

II. Roll Call of Officers

- Present: Board of Directors: Kyler Eldridge, Alex Andreu, and Christian Cupin. Lee Wishard arrived at 7:19 PM.
- Homeowner: Steven Chizmas

III. Financial Report

- Mr. Alex Andreu gave the reports as follows:
 - A. Certificate of Deposit: \$48,508.19 as of 6/30/2026
 - B. Savings: \$9,126.21 as of 6/30/2026 (\$5000.00 was transferred to the CD account)
 - C. Checking Account: \$8,183.95 as of 6/30/2026
 - D. Current Operating Expenses: \$4,463.28 as of 6/30/2026
 - E. Legal Retainer with Swaine, Harris, & Wohl, P.A.: \$1,272.94 was refunded back to the HOA.
 - F. Money on Hand (Petty Cash): \$0.0 as of 6/30/2026

IV. Manager's Report

- A. The law firm Swaine, Harris, and Wohl has refunded the remainder of the retainer fee of \$1,272.94.
- B. The replacement of missing fence finials at the main entrance gate has been completed.
- C. The repair work for potholes along Magnolia Place has been completed

- D. Dreamscapes Outdoor Living & Design, based out of Lakeland, FL has submitted their landscaping proposal for Lot 29 (common elements area at the main entrance that belongs to the Magnolia Place HOA). The landscaping layout was excellent and well-designed, However, the total cost estimate was cost prohibitive. BOD Christian will contact the vendor for cost adjustment and alternative layout design to lower the cost. This project will be under further review.

V. Old Business

- None.

VI. New Business

- A. The BODs will review the CC&Rs (Covenants, Conditions, & Restrictions) and explore possible adoption of a resolution to clarify, enhance and strengthen the existing CC&Rs. If changes and/or additions are to be made, a subsequent amendment will have to be filed and recorded in the county clerk's office.

VII. Next Meeting Date

- The next monthly Board Of Directors meeting is scheduled for August 5, 2026, at 7:00 PM Sun 'N Lake District Office, 5306 Sun 'n Lake Blvd.

The board meeting was adjourned at 8:34 PM. These minutes were approved by the Board of Directors.

Christian Cupin

Christian Cupin
Secretary
July 1, 2026

Kyler Eldridge

Kyler Eldridge
President
July 1, 2026