

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.

August 7, 2025

**I. Call to Order**

- Board member Christian Cupin called the meeting to order at 6:58 PM.

**II. Roll Call of Officers**

- Present: Board of Directors: Kyler Eldridge, Alex Andreu, and Christian Cupin.
- Also Present: Homeowner Sierra Morris (Arrived 7:05 PM and Left: 7:16 PM)

**III. Financial Report**

- Mr. Andreu gave the reports as follows:
  - A. Certificate of Deposit: \$42,065.51 as of 7/31/2025
  - B. Savings: \$9,054.77 as of 7/31/2025
  - C. Checking Account: \$9,797.20 as of 7/31/2025
  - D. Current Operating Expenses: \$5,954.46 as of 7/31/2025

**IV. Manager's and Treasurer's Report**

- The repainting of the entrance signs for "Magnolia Place" has been approved and will proceed as planned. The total cost will be \$2750.00
- Services for the marketing agency "Get Fish Slapped", which maintains the Magnolia Place webpage, will be maintained. Prospective renewal for the yearly maintenance of the website will be on 12/13/2025 for \$528.00 and the renewal for the domain name will be on 9/25/2025 for \$47.70.
- Board of Directors has agreed to move all future HOA meetings on the first Thursday at the beginning of each month, starting this coming September.
- Issues regarding standing rainwater, presence of potholes, and deteriorating pavements on certain street areas have been noted and will be addressed.
- Two pet stations have now been installed by Sun 'N Lake Management located each at the end of the cul-de-sacs on Friars Cove St. and Sugar Bay St.

## **VI. Old Business**

- A. Canopy Bench: prospective project for installation at the corner of Magnolia Place entrance and Sun 'N Lake Blvd for the main purpose of providing a seating area for schoolkids to congregate -- currently being reviewed by Sun 'N Lake Improvement District.
- B. Power washing and surface sealing of all road gutters ---- currently undergoing negotiations with Sun 'N Lake Improvement District for scheduling.
- C. MRTA (Marketable Record Title Act) has been endorsed to legal counsel for analysis and review as it relates to preserving the CCRs (Covenants, Conditions, & Restrictions) of Magnolia Place.

## **VI. New Business**

- A. N/A

## **VII. Nex Meeting Date**

- The next monthly Board of Directors meeting is scheduled for September 4, 2025, at 7:00 PM Sun 'N Lake District Office, 5306 Sun 'n Lake Blvd.

The board meeting was adjourned at 8:00 PM. These minutes were approved by the Board of Directors.

*Christian Cupin*

Christian Cupin  
Secretary  
August 7, 2025

*Kyler Eldridge*

Kyler Eldridge  
President  
August 7, 2025