

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.

February 4, 2025

I. Call to Order

Board member Kyler Eldridge called the meeting to order at 6:55 PM.

II. Roll Call of Officers

Present: Board of Directors Kyler Eldridge, Alex Andreu, Jack Tiger, Anne Lynch, Christian Cupin,

Also Present: **Homeowners:** Mr. Richard Runkel & Mrs. Elizabeth Runkel, Mr. Gary West & Mrs. Martha West. **Sun 'N Lake Director of Community Development:** Mr. Jamal Baskin.

III. Financial Report

Mr. Alex Andreu gave the reports as follows:

Total Receipts: Estoppel Fees: \$200.00, Petty Cash Box: \$300.00, Year 2025 HOA Membership Fees: \$15,300 as of 1/31/2025

Certificate of Deposit: \$31,453.84 as of 1/31/2025

Savings: \$4,034.27 as of 1/31/2025

Checking Account: \$23,616.99 as of 1/31/2025

Current Operating Expenses: \$548.80

IV. Managers Report

Mr. Kyler Eldridge gave the report as follows:

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. The canopy bench will provide safety and shelter from the elements. Safety concerns have been raised as schoolkids are loitering by the main entrance areas of Magnolia Place while waiting for the schoolbus.

Fencing the back perimeters of homes running along Friars Cove Street to delineate Magnolia Place from properties facing Cortez Blvd. ---- open dialogue between Board Members, Homeowners in attendance, and Mr. Baskin encompassed the appearance, maintenance, budget, state ordinances, Sun 'N Lake Improvement District rules/guidelines, current HOA governing documents, and HOA rules to facilitate the prospective installation of this fence.

Mr. Alex Andreu gave the reports as follows:

Form 1099-INT for IRS filing

Corporation Registration renewal of Magnolia Place with the State of Florida

Magnolia Place Business card design finalization and approval

HOA Board Certification Course to satisfy Florida's 4-hour New Board Member Requirement to be taken by Alex Andreu, Anne Lynch, & Christian Cupin

Two key cards were endorsed to Magnolia Place HOA to gain entry to the Sun 'N Lake District Office. Alex Andreu and Christian Cupin are in possession of them.

V. Unfinished Business

Pet waste stations ---- currently undergoing negotiations with Sun 'N Lake Improvement District for installation.

Power washing and surface sealing of all road gutters ---- currently undergoing negotiations with Sun 'N Lake Improvement District for scheduling.

Signage for deterring large vehicle entry into the main entrance of Magnolia Place ----various types of signage designs were discussed including other means to divert entry of such vehicles into Cecilia Ave from Cortez Blvd.

Privatization of Magnolia Place ---- currently being reviewed for feasibility.

VI. New Business

No new business was scheduled on the agenda or was brought up by the Board.

VII. Nex Meeting Date

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

Homeowners departed at 7:55 PM after the main item of discussion for the "Fence Project" was completed. Mr. Baskin stayed for approximately 30 minutes from the start of the meeting before departing. The board meeting adjourned at 8:55 PM. These minutes were approved by the Board of Directors

Christian Cupin, Secretary

February 5, 2025

