

**MAGNOLIA PLACE COMMUNITY ASSOCIATION INC.**  
**Board Of Directors Meeting Minutes, Sun 'N Lake Community Activity Center**

**April 2, 2024**

The meeting was called to order at 7:04pm and adjourned at 8:25pm.

In attendance: Joe Abbenante, Alex Andreu, Kyler Eldridge, Richard Sales, Jack Tiger. There were two guests from Sun N Lake Improvement District; Jamal Baskin, Director of Community Development and Roger Jacobsen, Director of Operations.

After introductions, Roger reported:

- SNL has been dealing with instances of homeless squatters. When caught, the Sheriff is called and promptly deals with them.
- SNL is looking to take over Sun N Lake Blvd from the County. More to come.
- That Boz is working hard on the street light project and specifically mentioned Magnolia Place as high priority.

Jamal handed out flyers announcing SNL's Golden 50th Anniversary Gala April 19. Details are available on the SNL website.

**Treasurer's Report:**

- Sales distributed the Crews Bank Statement of March 29 showing a Business Checking account balance of \$19,079.24 and Business Savings account balance of \$8,999.48. Also reported is the \$25,000 CD with accrued interest of \$573.46 YTD.
- Sales referenced the Minutes from the March 6 BOD Meeting and advised the Board these minutes are posted on the MPCA website.
- Sales distributed an Income Report for the period ending March 29 showing actual dues income of \$18,900 against the budgeted \$21,000. There are 7 owners with dues still outstanding. Administrative expenses (postage, envelopes, office supplies) are \$340.68 YTD.
- The \$629 premium for the MPCA liability insurance policy was paid in full.

**Old Business:**

- **Potholes:** Alex reported that two potholes on Magnolia Place had been repaired. The Board should wait for the completion of the SNL road maintenance report and schedule before undertaking any other road repairs.
- **Magnolia tree trimming at entrance:** Joe prepared several letters to obtain written bids (RFQs) from tree trimming companies. Bids should be in and reviewed in time for the May BOD meeting.
- **Southern Homes:** Kyler informed the board he is trying to pin down Southern Homes to confirm the specifications they agreed to in writing more than a year ago. He is concerned because an earlier report suggested a different and unacceptable building plan. The contact at Southern Homes, Mark, has been difficult to get hold of. *More to come.*
- **Road maintenance for Magnolia Place:** At the previous Board meeting Kyler informed the board that after meeting with Boz, road maintenance for the street of Magnolia Place, presently MPCA responsibility, might be assumed by Sun 'N Lake.
- **Enclosing Magnolia Place as a private community:** As Kyler reported at the previous Board meeting, after his meeting with Boz he believes MPCA might be able to enclose the community by activating the front gate and installing fence along Cortez as well as some sort of gate for entering the community via Cecilia. While everyone would like to do these things, there was considerable discussion about the legality according to the Deed Restrictions. We agreed that Kyler will attempt to set up an interim meeting with B.J. Farley before the May Board to get his advice. Part of this discussion should include a plan for dealing with our Deed Restrictions and the MRTA.

**New Business:**

- **Architectural Committee:** Alex expressed desire to be involved in this committee when it is officially formed. Kyler suggested that for now, any such requests will be handled by the full board.
- **Johnson Property:** Alex pointed to a provision in the Florida Statutes prohibiting owners in an HOA community from renting out rooms. It has been reported that more than one tenant might be renting the Johnson property. Kyler will consult with an attorney and possibly B.J. Farley regarding this. (We should all check the Florida Statutes.)
- **HOA Management Company:** Considering upcoming changes to the Board in the next few months, Kyler proposed that we consider hiring an HOA management company to take on many of the time-consuming duties of the Board. He obtained a verbal estimate of \$10 “per door” per month from the same company that manages Magnolia Golf Villas. There was discussion but no decision made. Kyler will invite this management company to attend the May board meeting for a discussion of services and fees.

**THE NEXT BOARD MEETING IS TUESDAY, MAY 7 AT 7PM IN THE COMMUNITY CENTER.**

Respectfully submitted,

A handwritten signature in black ink that reads "Richard Sales". The signature is written in a cursive, slightly slanted style.

Richard Sales