

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

December 3, 2024

The meeting was called to order at 7:05 pm and adjourned at 8:30 pm. In attendance: Kyler Eldridge, Alex Andreu, Christian Cupin, B.J. Farley, Jim Hastings, Richard Sales

Treasurer's Report:

- Sales distributed the Crews Bank Statement of November 29 which showed a Business Checking account balance of \$10,098.58 and Business Savings account balance of \$4003.88 and 6-month CD value YTD of \$30,797.60. There is accrued interest to date of \$598.87. The CD EXPIRES December 18 and a decision needs to be made to roll it over into a new CD or not.
- Sales distributed an Income Report for the period ending October 31 showing YTD expenses of \$15,564.57 against total budget expenses of \$23,800. There were no unusual items to report.
- We just paid Lucas Avalos \$763.40 for fertilization and extra cleanup after the hurricane.
- Sales also announced this is the last Board meeting he will attend. He just sold his home and he and Marie must vacate the premises Wednesday, December 18.
- The Treasurer duties will be transferred to Alex Andreu.
- The HOA dues and letter to owners about the Annual Meeting will be sent out before Sales leaves, probably December 13.
- **Annual Meeting Date and approval of 2025 Budget:** Sales booked the Community Center for Sunday, January 19 from 12:00 noon to 4:00pm. The meeting time is 2pm. Sales provided a 2025 budget based on keeping dues at \$300. There is a \$7,500 provision in the budget for using a property management company. If it does happen, any increase in dues would not be necessary until FY 2026 or later. The Board approved the budget as presented.
- **Annual Meeting Agenda:** This was not discussed in any detail but agreed that it will be prepared by the BOD and posted to the MPCA website before the meeting.

Old Business:

- **Concrete Gutters at ends of driveways.** Alex received a quote (No. 111) of \$8,500 from Ryan Cooper which was opened at the meeting. He also received a verbal price per linear foot from Bob Richmond. While Alex will follow up with Bob to present that quote into total dollars and in writing, it's likely to be considerably more than Cooper's. More to come after Alex communicates with Boz about SNL's still working on obtaining quotes for pressure cleaning and sealing. Once Bob Richmond provides a quote, Alex will talk with Boz about SNL's ability/desire to undertake this job.
- **Johnson Foreclosure:** Our attorney, Swaine, has filed an answer to request funds. His charge for that is \$337.50 which will come out of the \$5,000 retainer we paid June

5. Farley reminded us that legally MPCA should not do anything by way of cleanup on the Johnson property to prevent any possibility of a lawsuit.

- **Pet Waste Eliminators:** Alex again contacted Jamal regarding SNL's willingness to provide maintenance for pet waste eliminators should we purchase them for Magnolia Place. There is no response yet so Alex will followup.
- **Board Membership:** Christian Cupin volunteered to join the BOD. His name will be added to the Ballot. Also, Anne Lynch has agreed to join the BOD. Her name will be added to the Ballot. Sales will remove his and Joe's names from the website.
- **5226 Magnolia Place Violation:** Kyler took care of the boat and trailer and trailer with jet skis that were visibly parked at the end of the long driveway. They have been removed from sight.
- There is another house nearby with a window unit air conditioner facing the front. The unit is in the garage window which has been converted to living space. The BOD did not reach any decision other than living with it for now.

NEXT MEETING TUESDAY JANUARY 7 AT 7PM

Richard Sales