

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

**September 3, 2024**

The meeting was called to order at 7:04pm and adjourned at 8:27pm.

In attendance: Alex Andreu, Kyler Eldridge, B.J. Farley, Richard Sales. Guest attendee: Jamal Baskin, SNL Director, Community Development

**Jamal Baskin:**

- Handed out flyers for upcoming SNL Trunk or Treat family event October 30 from 5pm-8pm at the Community Center.
- Boz sent word that streetlight installation in SNL will start around September 23.
- General Manager's Town Hall Nov 13 at 5pm in the Community Center
- Possibility of CRA block grant for SNL being considered.

**Treasurer's Report:**

- Sales distributed an Income Report for the period ending August 30 showing YTD expenses of \$13,511.17 against total budget expenses of \$23,800.
- Sales distributed the Crews Bank Statement of August 30 showing a Business Checking account balance of \$11,626.98, Business Savings account balance of \$4,000.92 and 6-month CD for \$31,073.72.

**Old Business:**

- **Concrete Gutters at ends of driveways.** For the approximately 9,000 linear feet of gutters in Magnolia Place, Alex is still working on getting written quotes for cleaning and sealing. Alex asked Jamal to follow-up with Boz regarding SNL's ability to undertake this task.
- **MPCA Streetlights:** Jamal reported that installation will commence September 23 per Boz.
- **Johnson Foreclosure:** Farley has no updates on the Pennymac foreclosure proceeding. He advised there is no need for MPCA to respond to MPCA being named in the petition.
- **5226 Magnolia Place:** Kyler reported the tenant has been evicted and all the signs removed from the property.
- **Pet Waste Eliminators:** A letter will be sent to Boz regarding SNL's ability to install and maintain 2 or 3 stations in Magnolia Place.

**New Business:**

- **Crews Bank:** The board approved the following MPCA board members as signers on the Crews Bank Checking and Savings accounts: **Alex Andreu, Kyler Eldridge, Richard Sales, and John Tiger.** Sales will obtain signature cards from the bank, get signatures from each board member and return them to the bank. Kyler Eldridge and Richard Sales are the official signers for the Crews Bank CD.
- **Board Position:** The board approved removal of Joe Abbenante from the board since he has moved from the community. We need to have 5 members. Alex will talk with Christian and/or Steven about their desire to fill the position.
- **Entrance lawn fertilization:** the board authorized lawn fertilization at the front entrance. Alex will communicate it to Avalos.
- **Deed Restrictions:** Farley offered to do the substantial work to come up with a draft of revised deed restrictions. There is no need to hurry but we need to be mindful of the upcoming MRTA expiration date in 2026. Both Sales and Alex offered to type them in MS Word which will establish an electronic document for printing, review, editing, saving in PDF format, etc. now and in the future.

**Things to do by or before the next board meeting:**

- Letter to Boz regarding pet waste stations, bench at front entrance for kids waiting for school bus, gutter cleaning. **(Sales)**
- Draft of 2025 annual budget **(Sales)**
- Annual dues amount: board needs to decide on amount: same, higher, or lower. **(All)**
- Discuss framework for Annual Meeting: Sales will bring packet of materials from 2024 Annual Meeting.

**NEXT BOARD MEETING: TUESDAY, OCTOBER 8, 7PM**

Respectfully submitted,

*Richard Sales*

Richard Sales