

Magnolia Place Community Association, Inc.

6827 Sun 'N Lake Blvd., Sebring, FL 33872-2022

<https://www.magnoliaplacehoa.org>

Subject: 2026 Annual HOA Meeting

Location: Sun 'N Lake Community Center: 3500 Edgewater Drive, Sebring, FL 33872

Start Time: 11:45AM // End Time: 1:00 PM

The 2026 Annual HOA Meeting was recently concluded with the required quorum achieved by in-person attendance and submissions of proxy and mail-in-ballot forms to successfully establish the meeting's agenda.

The casting of ballots for the re-election of Board of Directors (BOD) and to fill in the vacancy of one position, were counted and satisfied. Ann Lynch and Christian Cupin were re-elected for a second-year position, whereas, Mr. Lee Wishard was elected to fulfill the vacany.

HOA President, Mr. Kyler Eldridge (via video call) and HOA Treasurer, Mr. Alex Andreu, discussed and rendered the main talking points of the agenda related to "Items of Interest" and the MPCA 2026 Approved Budget. These two documents will be enclosed for our homeowners' reference.

The Open Discussion forum yielded a series of questions, concerns and recommendations (either separate or added to the main talking points) related to the following as outlined:

Establishing a security fence or natural plant hedging around the cul-de-sac of Sugar Bay Street to deter outsiders from entering and traversing into the community. Homeowners have observed various people entering/exiting through that area. The existing fence that was previously installed to deter such activity is damaged and cannot fulfill its function.

The next BOD meeting will be on Tuesday, 7:00PM, February 5, 2026 at Sun 'N Lake District Office, located at 5306 Sun 'n Lake Blvd. Sebring, FL.

The BODs would like to extend our gratitude to all our neighbors who sent in the proxy forms, mail-in-ballots, and to those who came and attended the Annual Meeting. The HOA assembly was very productive and insightful -- our interaction and getting together to identify, solve problems and improve the quality of life for our communitiy is our collective prerogative.

Respectfully,

Christian Cupin

Enclosures: 2026 Annual Meeting Agenda (1), MPCA 2026 Approved Budget (2)