

MAGNOLIA PLACE COMMUNITY ASSOCIATION INC.
Board Of Directors Meeting Minutes, Sun 'N Lake Community Activity Center
MAY 7, 2024

The meeting was called to order at 7pm and adjourned at approximately 8:30pm. In attendance: Joe Abbenante, Alex Andreu, Kyler Eldridge, Richard Sales, Jack Tiger, B.J. Farley and guest Roger Jacobsen, SNL Director of Operations.

Roger reported on various Sun N Lake matters: There will be no increase for water bills. Digital signs will be installed the end of the summer. These signs will announce various events in the SNL community. Regarding streetlights, there is nothing official to report from Boz's working with Duke Energy, but we expect to hear something soon.

Treasurer's Report:

- Sales distributed the Crews Bank Statement of April 30 showing a Business Checking account balance of 20,030.99 and Business Savings account balance of \$8,999.48. Also reported is the \$25,000 CD with accrued interest of \$675.34.46 YTD.
- Sales referenced the Minutes from the April 2 BOD Meeting and advised the Board these minutes are posted on the MPCA website.
- Sales distributed an Income Report for the period April 30 showing actual dues income of \$20,400 against the budgeted \$21,000. Mr. Johnson of 6938 Cecilia Avenue is the only unpaid owner.
- There are 2 vacant lots owned by Prominence Homes. They have paid HOA fees for at least the past 3 years but are not included in our MPCA map. I am holding their 2024 dues until a decision is made as to the disposition of the check I am holding.

Old Business:

- **Magnolia tree trimming at entrance:** Joe reported no response to our RFQs from tree trimming companies. The board agreed we need to pick a company and get it done. Kyler made contacted a company he knows. We could also ask Avalos if his brother can handle this.
- **Southern Homes:** Kyler informed the board he has made progress with Southern Homes. He has a contact now and will make sure they are in compliance with approved build specifications for Magnolia Place.
- **Johnson Property:** Farley officially notified Attorney Breed to close the Johnson foreclosure file for lack of response. Sales and Farley will meet with Attorney Robert S. Swain to determine if he is more capable of handling this matter. Report to come at the June board meeting.
- **HOA Management Company:** We again discussed the possible need for hiring a HOA management company but made no decision. We still have a few months before a decision needs to be made but we need to discuss this and come up with a plan soon.

New Business

- The board spent considerable time discussing road maintenance, rules and regulations, taking Magnolia Place private, and installing fencing, especially in light of Southern Homes' new construction getting underway on Cortez, SNL Blvd and Cecilia. This led to a reminder of the MRTA matter and the expiration of the Deed Restrictions. We agreed to tackle the Deed Restrictions and probably hire legal counsel to deal with it. By way of preparation, each board member agreed to review Deed Restrictions and list those that might need to be eliminated or changed and any new ones to be added.
- Farley offered to contact Attorney Rhodes to determine if he would provide us with a "work product" that contains rules and regulations from other HOA clients.
- Jack Tiger reported that Current Electric replaced the sprinkler pump controller and the timer for the wall lights at the entrance. He is getting bids on pest control for the guardhouse and will present them to the board as soon as they are in.

THE NEXT BOARD MEETING IS TUESDAY, JUNE 4 AT 7PM IN THE COMMUNITY CENTER.

Respectfully submitted,
Richard Sales

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