

Magnolia Place Community Association, Inc.  
6827 Sun 'N Lake Blvd., Sebring, FL 33872-2022

<https://www.magnoliaplacehoa.org>

Board Of Directors Meeting Minutes

Sun 'N Lake District Office, 5306 Sun 'n Lake Blvd. Sebring, FL.

May 6, 2025

**I. Call to Order**

- Board member Kyler Eldridge called the meeting to order at 7:00 PM.

**II. Roll Call of Officers**

- Present: Board of Directors: Kyler Eldridge, Alex Andreu, Anne Lynch, and Christian Cupin.
- Also Present: Homeowners BJ Farley (left at 7:55 PM), Richard & Elizabeth Runkel (left at 8:01 PM), Steven Chizmas (left at 8:18 PM), Sierra Morris (arrived at 7:22 PM & left at 8:18 PM).

**III. Financial Report**

- Mr. Andreu gave the reports as follows:
  - A. Total Receipts: Estoppel Fees: \$600.00, Year 2025 HOA Membership Fees: \$19,950.00 as of 4/30/2025
  - B. Certificate of Deposit: \$31,453.84 as of 4/30/2025
  - C. Savings: \$4,054.77 as of 4/30/2025
  - D. Checking Account: \$25,735.86 as of 4/30/2025
  - E. Current Operating Expenses: \$3,192.51 as of 4/30/2025
  - F. General Liability Insurance paid to Auto-Owners Insurance in the amount of \$767.60
  - G. Mr. Andreu also provided information on delinquent homeowners who have not paid the Annual 2025 HOA fees.

**IV. Managers Report**

- Mr. Eldridge gave the reports as follows:
  - A. Mr. Eldridge opened the floor to Mr. Farley to address the funding source of possibly tapping into the HOA fund for installing the backyard hedges for the properties along Friars Cove St. with backyards facing Cortez Blvd. Mr. Farley explained that HOA funds should not be utilized for landscaping or maintenance on private properties including hedges. HOA funds are designated and/or reserved only for maintaining common areas and community amenities. "Article V" Maintenance & Assessments under "A" explains this further. HOA funds are not intended to be used for individual property upkeep or improvements.

- B. Property owners on Friars Cove St. that were present, acknowledged Mr. Farley's explanation and clarification regarding the matter and accepted the ruling. A separate meeting will be planned in the near future amongst the property owners on Friars Cove St. to plan and finalize the installation of hedges. Each property owner will be responsible for funding/paying and subsequent long-term maintenance of the hedges on their property.
- C. Mr. Eldridge provided an update on the status of Xfinity Comcast highspeed internet. Xfinity Comcast is behind on schedule due to extensive and thorough troubleshooting of their system to ensure a trouble-free experience for their customers once they go live during actual installation to each residence. Although the underground infrastructure and hardware component installations are complete they are fine-tuning/optimizing their network and software programing at the backend.
- D. Mr. Eldridge provided an update on the Floyd Johnson foreclosed property. Sun 'N Lake Improvement District has assumed responsibility for maintaining the exterior landscaping (mowing lawn).
- E. Mr. Farley advised the BODs to follow up on the MRTA (Marketable Record Title Act) under Chapter 712 of the Florida Statutes which states that HOA Covenants, Conditions and Restrictions (CCRs) can expire after 30 years. In order to avoid this, the HOA must take action and record a preservation notice to uphold the CCRs before the 30-year expiration takes effect on May 2026 of next year. The BODs have agreed to meet on a separate day to review this matter and ensure compliance with the MRTA requirements.
- F. Mr. Andreu discussed the possible creation of a "Beautification Committee" that can volunteer and provide their expertise in addressing landscaping improvements to the main entrance and its' surrounding common areas including the cul-de-sacs at the interior ends of Sugar Bay St. and Friars Cove St..

## **V. Old Business**

- A. Canopy Bench: prospective project for installation at the corner of Magnolia Place entrance and Sun 'N Lake Blvd for the main purpose of providing a seating area for schoolkids to congregate -- currently being reviewed by Sun 'N Lake Improvement District.
- B. Pet waste stations ---- currently undergoing negotiations with Sun 'N Lake Improvement District for installation.
- C. Power washing and surface sealing of all road gutters ---- currently undergoing negotiations with Sun 'N Lake Improvement District for scheduling.
- D. The "Blue" background paint of the Magnolia Place entrance is still pending for repainting. The BODs have agreed a shade of "Green" will be decided upon.

## **VI. New Business**

- A. None.

## VII. Nex Meeting Date

- The next monthly Board Of Directors meeting is scheduled for June 3, 2025 at 7:00 PM Sun 'N Lake District Office, 5306 Sun 'n Lake Blvd.

The board meeting was adjourned at 9:24 PM. These minutes were approved by the Board of Directors.

*Christian Cupin*

Christian Cupin  
Secretary  
March 6, 2025

*Kyler Eldridge*

Kyler Eldridge  
President  
March 6, 2025