

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.

February 5, 2026

I. Call to Order

Board member Christian Cupin called the meeting to order at 6:59 PM.

II. Roll Call of Officers

Present: Board of Directors: Alex Andreu, Anne Lynch, Lee Wishard, and Christian Cupin.

III. Financial Report

Mr. Alex Andreu gave the reports as follows:

- A. Certificate of Deposit: \$42,866.95 as of 1/31/2026
- B. Savings: \$14,121.47 as of 1/31/2026
- C. Checking Account: \$10,836.37 as of 1/31/2026
- D. Current Operating Expenses: N/A
- E. Legal Retainer Remaining with Swaine, Harris, & Wohl, P.A.: \$1,272.94 as of 1/31/2026

IV. Manager's Report

- A. The paving project for the ff: roads: Magnolia Place and a section of Cecilia Ave. will be suspended at this current time. The Sun 'N Lake District has prospective plans for paving all roads within Magnolia Place -- this will save the HOA significant monies from being spent. The Board has agreed that certain road areas of limited damage will be addressed individually.

V. Old Business

- A. Installation of an HOA notification sign "Magnolia Place: A Deed-Restricted Community" at the junction entrance of Cortez Blvd. and Cecilia Ave. is pending for final placement contingent on easement regulations from Sun 'N Lake District Office.
- B. Canopy Bench: prospective project for installation at the corner of Magnolia Place entrance and Sun 'N Lake Blvd -- currently being reviewed by Sun 'N Lake Improvement District.
- C. Power washing and surface sealing of all road gutters ---- currently undergoing negotiations with Sun 'N Lake Improvement District for scheduling.
- D. Vegetation overgrowth on property 6839 Sun 'N Lake Blvd has not been addressed. Issue has been brought to the attention of the lot owner.
- E. The landscaping project will be initiated sometime in the spring season approximately the third or fourth week of March. Robbins Nursery will be the main vendor that will provide the installation services and

supply the plants.

VI. New Business

- A. Standing water along the road gutter at a section of Sugar Bay St. and security concerns for the cul-de-sac at the end of Sugar Bay St. have been endorsed to Sun 'N Lake District.

VII. Next Meeting Date

The next monthly Board Of Directors meeting is scheduled for March 5, 2025 at 7:00 PM Sun 'N Lake District Office, 5306 Sun 'n Lake Blvd.

The board meeting was adjourned at 8:09 PM. These minutes were approved by the Board of Directors.

Christian Cupin
Christian Cupin
Secretary
February 5, 2026

Alex Andreu
Alex Andreu
Vice President
February 5, 2026