

MAGNOLIA PLACE COMMUNITY ASSOCIATION INC.

Board of Directors Meeting Minutes, Sun 'N Lake Community Activity Center

JUNE 4, 2024

The meeting was called to order at 7pm and adjourned at approximately 8:15 pm. In attendance: Joe Abbenante, Alex Andreu, Jack Tiger and B.J. Farley.

B. J. Farley provided a site plan (*diagram attached*) for Magnolia Place indicating where the new and replacement streetlights will be installed as per information provided by the Sun 'n Lake general manager Boz's office. The plan calls for 2 light posts at each cul-de-sac, 3 lights along Cecilia at each one of the streets, a replacement for the existing lights and 1 additional light along Magnolia Place Street. Work to be done during the next 2 months.

Treasurer's Report:

Andreu distributed the Income Report as of May 31, 2024 along with the minutes for May 7, 2024.

The board agreed and voted to approve the transfer of funds from the savings account to be added to the current 9-month CD for amount of \$5,000.00.

Old Business:

- **Johnson Property:** Andreu had Jack Tiger to add his signature to check #2271, payable to Swaine, Harris & Wohl, PA for the amount of \$5,000.00 to be used as a retainer to handle the Johnson foreclosure. Andreu asked Mr. Farley to add his signature to the retainer agreement as instructed by Sales, but he declined to do so based on the fact that he is no longer a member of the board. Document and check will be returned to Sales for review and mailing.
The board discussed the lack of traffic at the Johnson property which appears to no longer be occupied and the lawn needs service. Andreu suggested that the water and electric utility companies should have an address for Mr. Johnson. Andreu is not sure if Mr. Johnson has been paying the Sun 'n Lake assessments, if so, why not the MPCA dues?
- **Extermination Services:** Andreu had Jack Tiger to add his signature to a check payable to Bugs Bee-ware Exterminating, which Andreu placed in the envelope provided by Sales and will mail it immediately.
- **Magnolia tree trimming at Entrance:** Joe Abbenante provided an estimate for the work required to trim the magnolia trees at the community entrance for a cost of \$400.00. The estimate was approved by Andreu, Tiger and Abbenante. Joe Abbenante will request the company to provide proof of insurance and other documentation requested as necessary.
- **Southern Homes:** Board members discussed the concerns for the properties to be developed by Southern Homes at a timely matter as requested by the rules and regulations.

- **HOA Management Company:** Andreu commented on the possibility of providing management for the MPCA for a lower fee than the \$10.00 per door the board is considering for approval. Andreu is presently retired and might be able to provide the service at a lower rate. This will require that he research the duties and responsibilities of the position to make sure he is capable. If approved, the task will be undertaken by a community resident and will avoid conflicts of interest and other issues from a contracted company. Andreu will request a meeting with Eldridge and Sales to discuss further and get more information.

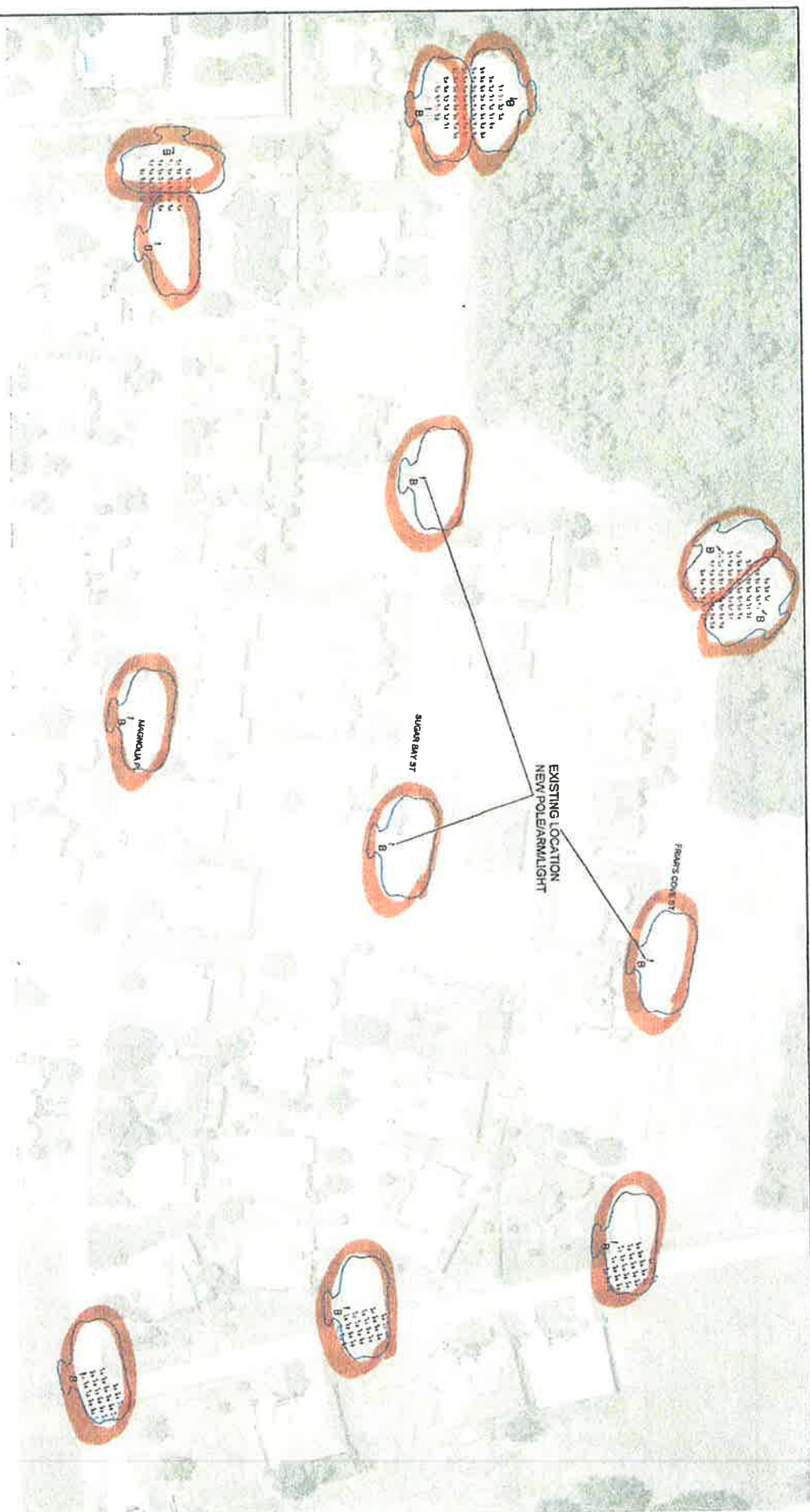
New Business:

- Tiger announced that he will not be present for the next 3 monthly meetings as he will be out of town.
- Abbenante announced that he will be moving out of our community in the near future.
- Abbenante commented on new State of Florida HOA regulations and limitations for the communities. He looked them up on his phone and commented that it looks like they will not affect our community HOA.
- Jack Tiger commented on the Guard House's need for clean-up and maintenance. It was agreed that Tiger and Andreu will visit the site with their respective wives and perhaps other volunteers to evaluate a way to clean the area, air conditioning and bathroom, which appear to have no running water and/or are not in working order. Tiger agreed to leave the guardhouse door key with Andreu while he is away. Pest control has already been performed, but cleaning the dead bugs is still needed.

THE NEXT BOARD MEETING IS TUESDAY, JULY 2 AT 7 PM IN THE COMMUNITY CENTER.

Respectfully submitted,

Alex Andreu



Luminaire Schedule	Qty	Description
Symbol	13	50W, LED ROADWAY W. GRAY
Label	B	

Calculation Summary	Units	Avg	Min	Max	Avg/Min	Max/Min
Friar's Cove St-CulDSec	Fc	0.88	2.3	0.2	4.30	11.50
Friar's Cove St-Intersect	Fc	0.71	2.3	0.2	3.55	11.50
Magnolia Pl-CulDSec	Fc	0.78	2.3	0.2	3.90	11.50
Magnolia Pl-Intersect	Fc	0.93	2.4	0.3	3.10	8.00
Sugar Bay St-CulDSec	Fc	0.83	2.3	0.3	2.77	7.87
Sugar Bay St-Intersect	Fc	0.77	2.2	0.2	3.85	11.00

Point Lid	Item No.	Qty	Description	CU Number
	1	13	50W, LED ROADWAY W. GRAY, BLACK	FRI-50-LED-50-BLACK-III-MCRO-3000K-UV-F
	2	13	ARM, 6' TOP SQ., BLACK	LDM-TOP-AL-6T-BLK-SQ-F
	3	13	POLE, 27' CONCRETE TEMON, BLACK	POLE-COL-CIT-27T-BLK-6T-OSM-F

MOUNTING HEIGHT 17'



PRELIMINARY
 1 OF 1
 Designer: M. ROOPER
 Date: 5/20/2024
 Drawing No: SIS-001
 As Shown

SITE LIGHTING CALCULATIONS
 FRIAR'S COVE, SUGAR BAY & MAGNOLIA PL (WO#51875365)
 5000 FRIAR'S COVE ST, SEBRING, FL 33872