

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.

September 4, 2025

I. Call to Order

- Board member Christian Cupin called the meeting to order at 7:00 PM.

II. Roll Call of Officers

- Present: Board of Directors: Alex Andreu and Christian Cupin.

III. Financial Report

- Mr. Alex Andreu gave the reports as follows:
 - A. Certificate of Deposit: \$42,065.51 as of 8/31/2025
 - B. Savings: \$9,080.24 as of 8/31/2025
 - C. Checking Account: \$5,927.20 as of 8/31/2025
 - D. Current Operating Expenses: \$8,849.46 as of 8/31/2025
 - E. Legal Retainer Remaining with Swaine, Harris, & Wohl, P.A.: \$3,056.00 as of 8/31/2025
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IV. Manager's Report

- Mr. Alex Andreu gave the reports as follows:
 - A. Repainting of the "Magnolia Place" entrance sign has been completed. The total cost spent was \$2,750.00 by RH Baker Painting LLC.
 - B. Removal of wooden fence, leaning "Sugar Bay" street sign pole including occurrence of standing rainwater by the corner of Cecilia Ave. & Cortez Blvd, have been endorsed to Sun 'N Lake Maintenance department for resolution.
 - C. Paving cost estimate at \$9,800.00 (includes fixing potholes, sealing, & coating) for the entire length of Magnolia Place and a portion of Cecilia Ave. (privatized road entities) by Pro Active Coatings LLC. Price quotes are also being looked into from other vendors for cost comparison. The paving for Sugar Bay St., Friars Cove St., and the remaining portion of Cecilia Ave are being planned and coordinated with Sun 'N Lake Improvement District.

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. Power washing and surface sealing of all road gutters ---- currently undergoing negotiations with Sun 'N Lake Improvement District for scheduling.

- C. MRTA (Marketable Record Title Act) has been endorsed to legal counsel for analysis and review as it relates to preserving the CCRs (Covenants, Conditions, & Restrictions) of Magnolia Place.

VI. New Business

- A. A plan for a new landscape design for the Magnolia Place main entrance is currently being explored for feasibility and long-term maintenance as part of the community's ongoing improvement projects.

VII. Next Meeting Date

- The next monthly Board Of Directors meeting is scheduled for October 2, 2025 at 7:00 PM Sun 'N Lake District Office, 5306 Sun 'n Lake Blvd.

The board meeting was adjourned at 8:00 PM. These minutes were approved by the Board of Directors.

Christian Cupin

Christian Cupin

Secretary

March 6, 2025

Alex Andreu

Alex Andreu

Vice-President/Treasurer

March 6, 2025