

Magnolia Place Community Association, Inc.

6827 Sun 'N Lake Blvd., Sebring, FL 33872-2022

<https://www.magnoliaplacehoa.org>

Subject: 2025 Annual HOA Meeting

Location: Sun 'N Lake Community Center: 3500 Edgewater Drive, Sebring, FL 33872

Time Called to Order: 2:00 PM // Time Adjourned: 4:00 PM

The 2025 Annual HOA Meeting was recently concluded with the required quorum achieved by 22 in-person attendees, 11 mail-in-ballots, and submissions of 2 proxy forms to successfully establish the meeting's agenda.

The casting of ballots for the election of Board of Directors (BOD) to fill in the vacancies of two positions, were counted and certified. Anne Lynch and Christian Cupin were voted in for the BOD with a corresponding 3-year term; the latter of whom will serve as Secretary.

HOA President, Mr. Kyler Eldridge and HOA Treasurer, Mr. Alex Andreu, discussed and rendered the main talking points of the agenda related to "Items of Interest", "Instruction for Service Providers", and the MPCA 2025 Approved Budget. These three documents will be enclosed for our homeowners' reference.

The Open Discussion forum yielded a series of questions, concerns and recommendations (either separate or added to the main talking points) related to the following as outlined:

- Finding an effective and permanent means (via electronic or permanent signage) of deterring/diverting incoming large vehicles (delivery trucks, trailer apparatuses of any variation, construction vehicles) from entering the main entrance off Sun 'N Lake Blvd., and to utilize Cecilia Ave off from Cortez Blvd as the alternative entrance. The main reason for this diversion of large vehicle entry is the potential for damaging the tree/plant foliage, gates, and guard house structures. It was also suggested that we can hire a temporary paid custodian or have a volunteer group that can take turns as patrols/sentries during business hours to notify such drivers with large vehicles to use the alternate entry. We are hoping that this can reinforce education and carryover via word-of-mouth to their fellow delivery/driver co-workers until a permanent solution can be identified.
- Possible installation of a fence that will separate the six residences on Friars Cove St. from future home builds on lots facing Cortez Boulevard. It has been determined that the lots facing Cortez Blvd. do not belong to the Magnolia Place HOA. This item will be further explored for feasibility.
- Discussion also included a brief history of privatizing Magnolia Place (utilization of electronic gates on both entrances to establish a closed-off and private community) and

the ensuing complications, legal ramifications and possible disruption of Sun 'N Lake services (e.g. street resurfacing) as it relates to cost expenditure; meaning homeowners will shoulder the direct cost of such projects and will increase future HOA fees for being a privatized entity.

- Inquiries regarding the 2025 budget item for "HOA Management Company" in the amount of \$7,500 were addressed. This is another item for future exploration and consideration as the said external entity performs an internal supporting role in addition to the essential functions of each individual Magnolia Place BOD. Generally, management companies are responsible for carrying out property maintenance, service, administration, and finances to assist as an operational arm for the community. At this point, there is no need to have an external HOA Management Company as we have a healthy BOD committee that can oversee and manage all things and items related to the association and the community.
- Lastly, our homeowners also voiced the possibility of 'Xfinity' internet services entering our community as mail flyers from said business entity have been received by our homeowners. Mr. Eldridge provided a synopsis history of such entities attempting to penetrate and establish their physical/structural underground network for high-speed internet in the past; however, it was unsuccessful due to several factors. Mr. Eldridge will reach out to Xfinity internet services to inquire what Xfinity can do to cater to our community without undue disruption to other homeowners who are content with their current internet service provider.

The next BOD meeting will be on Tuesday, 7:00PM, February 4, 2025, at Sun 'N Lake District Office, located at 5306 Sun 'n Lake Blvd. Sebring, FL.

The BOD would like to extend our gratitude to all our neighbors who sent in the proxy forms, mail-in-ballots, and to those who came and attended the Annual Meeting. The HOA assembly was very productive and insightful -- our interaction and getting together to identify, solve problems and improve the quality of life for our community is our collective prerogative.

Respectfully,

Christian Cupin

Enclosures: 2025 Annual Meeting Agenda (1), MPCA 2025 Approved Budget (2), Instruction for Service Providers (3)