

MAGNOLIA PLACE COMMUNITY ASSOCIATION INC.
Board Of Directors Meeting Minutes, Sun 'N Lake Community Activity Center

August 7, 2024

The meeting was called to order at 7:07pm and adjourned at 8:01pm.

In attendance: Alex Andreu, Kyler Eldridge, Richard Sales.

Treasurer's Report:

- Sales distributed an Income Report for the period ending July 31 showing YTD expenses of \$13,511.17 against total budget expenses of \$23,800.
- There were no unusual expenses. We received a statement from Swaine, et al showing a YTD charge of \$286.50 against the \$5,000 retainer for the Johnson foreclosure matter.
- Sales distributed the Crews Bank Statement of July 31 showing a Business Checking account balance of \$11,951.98, Business Savings account balance of \$4,000.92 and 6-month CD for \$30,797.60.

Old Business:

- **Concrete Gutters at ends of driveways.** There are approximately 9,000 linear feet of gutters in Magnolia Place. Alex reported he is still working on getting written quotes, which is difficult due to lack of response.
- **MPCA Streetlights:** Alex reported that Boz mentioned we might start to see some action in 30-60 days.
- **Johnson Foreclosure:** Kyler received a notice from Pennymac naming MPCA as a defendant in their recent foreclosure proceeding against Johnson's property. This notice was shared with Farley who advised Sales to notify our attorney, Swaine, to hold any on any further action until we know more about the Pennymac foreclosure. On Tuesday, August 6 Sales notified Swaine in writing to hold until further notice.
- **Susan Thomas dispute with neighbor:** Sales reported this dispute regarding a NO TRESPASSING SIGN was resolved between the parties on their own.

New Business:

- **5226 Magnolia Place:** Kyler reported a complaint about numerous and inappropriate signs posted on the front exterior of this property, which is rented. The signs are apocalyptic with many quotes from the Bible. Kyler spoke with the owner who advised the signs would be removed and that the tenant is being evicted.
- **Vacant lot on SW corner of Cecilia and Cortez:** There is complaint regarding a few old fence posts and part of a fence. These were originally placed by Hornick Homes. The plot of land is no longer owned by Hornick. It is owned by a private party and is not part of MPCA. Although it is not much work to remove them, we would be trespassing to do so. Kyler will work on getting them removed. It seems to be a matter for the present lot owner and SNL.
- **Pet Waste Eliminators:** To help address the several issues/complaints about dog waste on private property in the community suggested the board consider purchasing a couple of these \$150 stations for placement in Magnolia Place.
- **Reminder Letter to Residents:** There was discussion about violations that residents should be reminded of such as dog waste, trucks using main entrance, property modifications to get ARC approval, reminders to landscapers, etc. Board members should come up with a list of things to be included in the Reminder Letter for the next board meeting.

Things to do by or before the next board meeting:

- List of violations for Reminder Letter
- Purchase decision regarding Pet Waste Eliminators

NEXT BOARD MEETING: TUESDAY, SEPTEMBER 3, 7PM

Respectfully submitted,

Richard Sales

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