

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.

July 1, 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, Jack Tiger, and Christian Cupin.

III. Financial Report

- Mr. Andreu gave the reports as follows:
 - A. Total Receipts: HOA Membership Fees: \$20,250.00 as of 6/30/2025 (Fully Paid)
 - B. Certificate of Deposit: \$42,065.51 as of 6/30/2025
 - C. Savings: \$9,054.77 as of 6/30/2025
 - D. Checking Account: \$9,797.20 as of 6/30/2025
 - E. Current Operating Expenses: \$3,740.46 as of 6/30/2025
 - F. Mr. Andreu completed the allocation/transfer of funds originating from the Checking Account as follows: \$10,000.00 transferred to the CD Account and \$5,000.00 to the Savings Account.

IV. Managers Report

- N/A

VI. Old Business

- A. Finalizing BOD approval regarding the color scheme palette for repainting the Magnolia Place main entrance sign.
- B. 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.
- C. Pet waste stations ---- currently undergoing negotiations with Sun 'N Lake Improvement District for installation.
- D. Power washing and surface sealing of all road gutters ---- currently undergoing negotiations with Sun 'N Lake Improvement District for scheduling.

VI. New Business

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

VII. Nex Meeting Date

- The next monthly Board Of Directors meeting is scheduled for August 5, 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

July 5, 2025

Kyler Eldridge

Kyler Eldridge

President

July 5, 2025