

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

**November 12, 2024**

The meeting was called to order at 7:14 pm and it was adjourned at 8:31pm. In attendance: Kyler Eldridge, Alex Andreu, Jack Tiger, Richard Sales

**Treasurer's Report:**

- Sales distributed the Crews Bank Statement of October 31 which showed a Business Checking account balance of \$10,761.98 and Business Savings account balance of \$4003.98 and 6-month CD value YTD of \$30,797.60
- Sales distributed an Income Report for the period ending October 31 showing YTD expenses of \$14,801.17 against total budget expenses of \$23,800. There were no unusual items to report.
- We just paid Bob Richmond \$565.00 to repair hurricane damage to the guard house and replace two burned out bulbs at the entrance.
- The December Crews Bank statement will show a payment for \$763.40 to Lucas Avalos for lawn/landscaping and fertilization.

**Old Business:**

- **Concrete Gutters at ends of driveways.** Alex is still working on obtaining quotes for pressure cleaning and sealing. Once Bob Richmond provides a quote, he will talk with Boz about SNL's ability/desire to undertake this job so the Board can decide how to proceed.
- **Johnson Foreclosure:** We have given our attorney, Swaine, the okay to file an answer to request funds. The Board agreed that MPCA should clean up the exterior of the property to improve curb appeal for the neighborhood even if MPCA ends up having to pay for it. Kyler agreed to draft a certified letter to Floyd Johnson giving him 30 days to clean up his property or MPCA would do it and charge him for it. Kyler will consult with Farley about any legal issues.
- **Pet Waste Eliminators:** Alex sent Jamal an email regarding SNL's willingness to provide maintenance for pet waste eliminators should we purchase them for Magnolia Place. Jamal said he would get with Boz and report back to us.

**New Business:**

- **Annual Meeting:** Sales booked the Community Center for Sunday, January 19 from 12:00 noon to 4:00pm. The meeting time is 2pm. Sales provided a 2025 budget based on keeping dues at \$300. There is a \$7,500 provision in the budget for using a property management company. If it does happen, any increase in dues would not be necessary until FY 2026 or later.
- **Annual Meeting:** We agreed the format of the annual meeting will be the same as last. Sales distributed last year's agenda, letter, ballot, and proxy statement. Sales will send a draft of all these items to the board just prior to the December 3 Board meeting to review for finalization at the meeting. Sales plans to mail all these items to the Owners the week of December 16.
- **New Board Member:** It's time to get a fifth member on the Board. So let's talk with any potential candidates and get them on the ballot!
- **Message Monitor at Entrance:** The board discussed Alex's idea of placing a flat screen monitor in the window of the guardhouse to display important messages visible to all upon entering. While the approximately \$750 expense is modest, there is some concern about "fit" for our community. Therefore, we decided to table the decision and bring it up at the Annual Meeting.

- **Magnolia Place Violations?:** The house at 5226 on Magnolia Place has a boat and trailer and trailer with jet skis visibly parked at the end of the long driveway. There is another house nearby with a window unit air conditioner facing the front. Kyler will investigate and advise.
- **ARC Form:** Jack provided a form from another HOA that we might use for exterior work that requires approval from the Architectural Review Committee. Sales will redo it and send it to the board for review and feedback. It's something we may want to post on our website.
- **"Humming Entrance Box":** Alex was able to disconnect the box at the entrance and eliminate the constant hum. Thank you, Alex!
- **Thank You Card for Boz for the streetlights?** I don't remember how we left this.

**NEXT MEETING TUESDAY DECEMBER 3 AT 7PM**

*Richard Sales*