

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

July 2, 2024

The meeting was called to order at 7:02pm and adjourned at 8:20pm.

In attendance: Alex Andreu, Kyler Eldridge, B.J. Farley, Christian Cupin, Stephen Chizmas and Richard Sales.

Alex invited Christian and Stephen with the hope they might be interested in joining the Board at a future date when openings occur.

Sales distributed printed copies of the June 4 Minutes and advised the Board they are posted to the MPCA website.

Treasurer's Report:

- Sales distributed an Income Report for the period ending June 28 showing YTD expenses of \$12,241.17 against total budget expenses of \$23,800.
- Note: \$5,000 was paid to Swaine as a retainer for the Johnson foreclosure matter.
- Sales distributed the Crews Bank Statement of June 28 showing a Business Checking account balance of \$13,221.98, Business Savings account balance of \$4,000.92 and a new 6-month CD for \$30,797.60. The prior \$25,000 CD matured June 18. \$4,000 was added to it for a new 6-month CD at an interest rate of 4.25%.

Old Business:

- **Prominence Properties:** Sales has been holding \$300 (HOA dues for two vacant lots). In the past they were listed as being part of Magnolia Place but they are not. The board decided that Sales should return the checks.
- **Magnolia tree trimming at entrance:** The work has been done satisfactorily. The main problem was overgrown branches that blocked some of the lighting.
- **Joe Abbenante:** Joe's home is PENDING and will likely close in a few weeks. As soon as Joe confirms his move, we will need to replace his board position.
- **HOA Management Company:** Kyler reviewed the rationale for using an HOA management company for Christian and Stephen's benefit. We will keep investigating CAM services so as to make a decision soon. (Here are two additional licensed CAMs referred by Attorney Swaine: Matthew Cohen, 2158 Oak Beach Blvd, Sebring 33875, 863-659-4458 and Linda Boring, 863-381-4025.)
- **Southern Homes:** Sales gave Kyler a May 13 memo from Robin Green, Construction Coordinator, Southern Homes regarding lot clearing and getting electrical power for 11 of the 13 lots owned in Magnolia Place. Kyler will follow up and also try to get scheduling information from them.
- **Deed Restriction revisions:** Farley annotated a copy of Deed Restrictions as a first step and offered to share them with Alex. (This is also a reminder to all of us to review and make notes to our copies if we haven't already. The [1956 Marketable Record Title Act](#) says that deed-restricted communities in Florida -- and in other states, as well -- expire within 30 years of inception. That means after 30 years, the homeowners' association can't do anything to enforce the rules -- and they can no longer collect monthly dues from homeowners in the community.)

New Business:

- **Susan Thomas complaint:** Sales will follow up with Susan Thomas to determine if she has resolved the “*NO TRESPASSING SIGN*” issue with her neighbor.
- **Concrete Gutters at ends of driveways.** Alex reported many of these are dirty. Alex agreed to get estimates for gutter cleaning/sealing and share it with the board. He will also find out if this service is available through SNL. The thinking is this might be a reasonable expense MPCA could assume which would certainly be a plus for the community.

Things to do by or before the next board meeting:

- Return Prominence Properties check (Sales)
- Susan Thomas complaint (Richard)
- Gutter cleaning estimates (Alex)
- Guardhouse: assess cleanup needed and determine how it will get done. (Alex?)

NEXT BOARD MEETING: TUESDAY, AUGUST 6

Respectfully submitted,



Richard Sales