

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.

June 3, 2025

I. Call to Order

- Board member Christian Cupin called the meeting to order at 6:56 PM.

II. Roll Call of Officers

- Present: Board of Directors: Alex Andreu, Jack Tiger, and Christian Cupin.
- Also Present: Homeowner: Kurt Krahn

III. Financial Report

- Mr. Andreu gave the reports as follows:
 - A. Total Receipts: HOA Membership Fees: \$20,250.00 as of 5/31/2025
 - B. Certificate of Deposit: \$31,453.84 with accrued interest of \$557.90 as of 5/31/2025
 - C. Savings: \$4,054.77 as of 5/31/2025
 - D. Checking Account: \$25,059.30 as of 5/31/2025
 - E. Current Operating Expenses: \$3,740.46 as of 5/31/2025
 - F. Mr. Andreu also provided information on property 4924 Magnolia Place relative to HOA fees that have been paid.
 - G. Recommendations for transferring funds from the Checking account to the CD and Savings accounts for the purpose on maximizing higher interest earnings.
 - H. Recommendations for hiring cleaning/housekeeping services to clean the guardhouse. Potential vendor was consulted with an hourly rate of \$20.
 - I. Recommendations for revising the yearly HOA fee document invoice to include additional penalty fee if HOA fees are paid/received after January 31st. The additional penalty fee is yet to be determined and voted on by the BODs.
 - J. Recommendations for instituting an online payment platform for HOA fees for year 2026 via HOA website (<https://www.magnoliaplacehoa.org>) in order to streamline payment process, provide a convenient alternative for residents to pay, and reduce manual process of physically mailing/sending documents and negate risk for delay deliveries or loss.

IV. Managers Report

- N/A

V. Old Business

- A. 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.

- B. Pet waste stations ---- currently undergoing negotiations with Sun 'N Lake Improvement District for installation.
- C. Power washing and surface sealing of all road gutters ---- currently undergoing negotiations with Sun 'N Lake Improvement District for scheduling.

VI. New Business

- A. Violation for 5008 Friars Cove St. has been resolved --- removal of outdoor portable basketball hoop.
- B. Violations for 5012 Sugar Bay St. has been resolved --- removal of dead palm tree.
- C. Violation for 5225 Magnolia Place has been resolved --- removal of window-insert AC type on home's frontage.
- D. Mr. Andreu presented a professional exterior painter vendor's color scheme for the "Magnolia Place" front entrance signage. Mr. Tiger & Mr. Cupin signed-off on the green and complimentary color scheme. Awaiting votes for other BODs to finalize decision.
- E. Mr. Tiger recommended for a "Hiatus" schedule for BOD meetings for the summer season from June through August. Special meetings can be held as needed to address any HOA issues that may arise.

VII. Next Meeting Date

- The next monthly Board Of Directors meeting is scheduled for July 1, 2025 at 7:00 PM Sun 'N Lake District Office, 5306 Sun 'n Lake Blvd.

The board meeting was adjourned at 7:54 PM. These minutes were approved by the Board of Directors.

Christian Cupin
Christian Cupin
Secretary
June 3, 2025

Kyler Eldridge
Kyler Eldridge
President
June 3, 2025