

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.
December 4, 2025

I. Call to Order

- Board member Christian Cupin called the meeting to order at 7:10 PM.

II. Roll Call of Officers

- Present: Board of Directors: Alex Andreu, Anne Lynch, and Christian Cupin.
- Also Present: Homeowner Lee Wishard (left at 7:14 PM) who mistook the monthly meeting for the annual meeting and decided to depart.

III. Financial Report

- Mr. Alex Andreu gave the reports as follows:
 - Certificate of Deposit: \$42,065.51 as of 11/30/2025
 - Savings: \$9,119.86 as of 11/30/2025
 - Checking Account: \$3,617.72 as of 11/30/2025
 - Current Operating Expenses: \$14,192.95 as of 11/30/2025
 - Legal Retainer Remaining with Swaine, Harris, & Wohl, P.A.: \$1,468 as of 11/30/2025

IV. Manager's Report

- Mr. Andreu presented the MPCA 2026 Proposed Budget.
- HOA Annual Meeting has been planned for January 18, 2026, Sunday at 11:00 AM.

V. Old Business

- Landscaping project for the main entrance Magnolia Place is pending for revision and will be endorsed for possible completion in 2026.
- Road paving project will be endorsed for possible completion in 2026.
- Canopy Bench: prospective project for installation at the corner of Magnolia Place entrance and Sun 'N Lake Blvd -- currently being reviewed by Sun 'N Lake Improvement District.
- Power washing and surface sealing of all road gutters ---- currently undergoing negotiations with Sun 'N Lake Improvement District for scheduling.
- Vegetation overgrowth on property on 6839 Sun 'N Lake Blvd has not been addressed by the property owner.

VI. New Business

A. None.

VII. Next Meeting Date

- The next monthly Board Of Directors meeting is scheduled for January 2, 2025 at 7:00 PM Sun 'N Lake District Office, 5306 Sun 'n Lake Blvd.

The board meeting was adjourned at 8:30 PM. These minutes were approved by the Board of Directors.

Christian Cupin
Christian Cupin
Secretary
December 4, 2025

Alex Andreu
Alex Andreu
Vice-President
December 4, 2025