

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:
  - A. Certificate of Deposit: \$42,065.51 as of 11/30/2025
  - B. Savings: \$9,119.86 as of 11/30/2025
  - C. Checking Account: \$3,617.72 as of 11/30/2025
  - D. Current Operating Expenses: \$14,192.95 as of 11/30/2025
  - E. Legal Retainer Remaining with Swaine, Harris, & Wohl, P.A.: \$1,468 as of 11/30/2025

### **IV. Manager's Report**

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

### **V. Old Business**

- A. Landscaping project for the main entrance Magnolia Place is pending for revision and will be endorsed for possible completion in 2026.
- B. Road paving project will be endorsed for possible completion in 2026.
- C. 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.
- D. Power washing and surface sealing of all road gutters ---- currently undergoing negotiations with Sun 'N Lake Improvement District for scheduling.
- E. Vegetation overgrowth on property on 6839 Sun 'N Lake Blvd has not been addressed by the property owner.

### **VI. New Business**

A. None.

## **VII. Nex 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