

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.

October 7, 2026

I. Call to Order

Board member Christian Cupin called the meeting to order at 7:05 PM.

II. Roll Call of Officers

Present: Board of Directors: Kyler Eldridge, Anne Lynch, Alex Andreu & Christian Cupin.

Present: Maura Baker of Sun 'N Lake District Public Engagement Office; Stephen Kramer: Public Works Director for the City of Sebring, and Cindie Kramer: Planning & Zoning Manager for Highlands County, Florida

III. Financial Report

Mr. Alex Andreu gave the reports as follows:

- A. Certificate of Deposit: \$48,508.19 as of 9/30/2026
- B. Savings: \$9,127.82 as of 9/30/2026
- C. Checking Account: \$4,933.79 as of 9/30/2026
- D. Current Operating Expenses: \$2,118.74 as 9/30/2026

IV. Manager's Report

- A. The US Postal Service of Sebring, FL has proposed a plan of establishing a cluster mailbox for the homes along Sun 'N Lake Blvd. The plan is being reviewed by Sun 'N Lake Improvement District and working in tandem with Magnolia Place HOA.
- B. The Southern Homes Model home with Sales & Marketing at 7001 Sun 'N Lake Blvd. has been notified to cease all operations. Their business practice is in direct violation of HOA CC&Rs. Southern Homes is currently planning to relocate the business.
- C. Amaral Homes purchased the lot at 5020 Sugar Bay St. with the intent of establishing a Model Home. The request was denied -- running a business within Magnolia Place is in direct violation of HOA CC&Rs.

V. Old Business

- A. The BODs will review the CC&Rs (Covenants, Conditions, & Restrictions) and explore possible adoption of a resolution to clarify, enhance and strengthen the existing CC&Rs. If changes and/or additions are to be made, a subsequent amendment will have to be filed and recorded in the county clerk's office.

VI. New Business

None.

VII. Next Meeting Date

The next monthly Board Of Directors meeting is scheduled for November 4, 2026 at 7:00 PM Sun 'N Lake District Office, 5306 Sun 'n Lake Blvd.

The board meeting was adjourned at 8:35 PM. These minutes were approved by the Board of Directors.

Christian Cupin

Christian Cupin
Secretary
October 7, 2026

Kyler Eldridge

Kyler Eledridge
President
October 7, 2026