

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.

November 6, 2025

I. Call to Order

- Board member Kyler Eldridge called the meeting to order at 7:01 PM.

II. Roll Call of Officers

- Present: Board of Directors: Kyler Eldridge, Alex Andreu, Jack Tiger, Anne Lynch, and Christian Cupin.
- Also Present: Homeowner Steven Chizmas (left at 7:20 PM), Carol Benka (Finance Director with Sun 'N Lake Improvement District)

III. Financial Report

- Mr. Alex Andreu gave the reports as follows:
 - A. Certificate of Deposit: \$42,065.51 as of 10/31/2025
 - B. Savings: \$9,119.86 as of 10/31/2025
 - C. Checking Account: \$3,971.42 as of 10/31/2025
 - D. Current Operating Expenses: \$13,967.95 as of 10/31/2025
 - E. Legal Retainer Remaining with Swaine, Harris, & Wohl, P.A.: \$1,248 as of 10/31/2025
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IV. Manager's Report

- A. Attorney Robert Swaine of Swaine, Harris, & Wohl, P.A. has issued notice via email that the foreclosure lawsuit against former Magnolia Place resident Floyd Johnson (home address at 6938 Cecilia Avenue, Sebring, FL) is nearing resolution. Per the email, "The Court ruled in favor of the lender and has scheduled a public sale of the property for January 14, 2025. The Court has determined that Mr. Johnson owes the foreclosing lender \$219,165.10. If the purchaser at the public sale pays more for the property than is owed to the lender, we will pursue a claim on behalf of the Association to be paid from those surplus funds."
- B. The landscaping design proposal and cost estimate of \$9,561.98 was presented to the board members. The board members including Mr. Chizmas provided their input and recommendations for the landscaping design. There were certain items, notably the high cost of certain tree species (due in part, the larger the gallon size equates to a higher price) that required a consideration in the reduction of gallon size and/or cancellation altogether to reduce the cost. There were also

some ornamental plants and flowering plants that were approved and denied. Mr. Cupin will conduct a future meeting with Charles from Robbins Nursery South Branch to revise the cost estimate of the landscaping of the main entrance, both gates, and the corner plot intersecting Magnolia Place and Cecilia Avenue to reflect the landscaping items that were approved. The vacant grassy area bordering Magnolia Golf Villas will remain in its natural state and moving forward will not be included in the landscaping project.

- C. Mr. Andreu reported the successful replacement of light bulbs/light fixtures on the sidewalls of the main entrance including the two lightposts on the center island.
- D. Mr. Andreu and Mr. Eldridge will be contacting RH Baker Painting LLC to file a complaint and obtain a back job order to correct the substandard work, the former conducted when they repainted the "Magnolia Place" signage. The green background paint has been peeling off in certain places and is unacceptable relative to the amount that was paid to this vendor. The paint defects were first noticed on October 17, 2025.
- E. Ms. Lynch reported that the property on 6839 Sun 'N Lake Blvd., has an overgrowth of vegetation and has not been properly maintained and/or mowed for some length of time now. The issue was endorsed to Ms. Benka to note down the code violation at this property and subsequent referral to the appropriate Sun 'N Lake department for resolution.
- F. Mr. Eldridge made it known, that the new homeowner of 6925 Sun 'N Lake Blvd. has been attempting to have a perimeter fence erected around the home. Mr. Eldridge has notified various supervisory agents at Southern Homes (developer that sold the home and have reached out to Mr. Eldridge in behalf of the owner) that based on the CC&Rs and most recent Fourth Amendment, that fences are strictly not allowed at Magnolia Place.
- G. Mr. Tiger has verbally made his intentions known to the board of directors that he will officially step down from his role and will not be attending any future meetings after November 6, 2025. The vacancy of the position will be voted on during the Annual HOA meeting sometime in January 2026.
- H. Mr. Eldridge recommended that the two major projects: 1) Road paving Magnolia Place including a portion of Cecilia Ave. and 2) The Landscaping (main entrance, gates, and corner plot) to be postponed for possible completion by 2026. Endorsing these two major improvements during the HOA annual meeting on January 2026 will be a sound and responsible way of maintaining transparency, educating homeowners on the importance of these projects, and concomitantly, homeowners can provide feedback and ideas as well.
- I. Towards the end of the meeting, Ms. Benka gave us some background of her role being the Finance Director and offered her services to help Magnolia Place HOA in any possible way to facilitate the completion of our projects and address other concerns.

V. Old Business

- A. Landscaping project 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. Removal of wooden fence and occurrence of standing rainwater by the corner of Cecilia Ave. & Cortez Blvd, have been endorsed to Sun 'N Lake Maintenance department for resolution.

VI. New Business

- A. None.

VII. Next Meeting Date

- The next monthly Board Of Directors meeting is scheduled for December 4, 2025 at 7:00 PM Sun 'N Lake District Office, 5306 Sun 'n Lake Blvd.

The board meeting was adjourned at 8:07 PM. These minutes were approved by the Board of Directors.

Christian Cupin

Christian Cupin
Secretary
November 7, 2025

Kyler Eldridge

Kyler Eldridge
President
November 7, 2025