

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 4, 2026

I. Call to Order

- Board member Christian Cupin called the meeting to order at 7:03 PM.

II. Roll Call of Officers

- Present: Board of Directors: Alex Andreu, Lee Wishard, and Christian Cupin.
- Homeowner: Steven Chizmas

III. Financial Report

- Mr. Alex Andreu gave the reports as follows:
 - A. Certificate of Deposit: \$42,866.95 with accrued interest of \$588.39 as of 5/31/2026
 - B. Savings: \$14,123.87 as of 5/31/2026
 - C. Checking Account: \$9,881.91 as of 5/31/2026
 - D. Current Operating Expenses: \$581.86 as of 5/31/2026
 - E. Legal Retainer Remaining with Swaine, Harris, & Wohl, P.A.: \$1,272.94 as of 5/31/2026
 - F. Money on Hand (Petty Cash): \$1077.00

IV. Manager's Report

- A. The HOA notification sign, "Magnolia Place: A Deed-Restricted Community" at the junction entrance of Cortez Blvd, and Cecilia Ave. has been installed.
- B. The property at 6938 Cecilia Ave is currently undergoing internal/external renovations
- C. The fence finials at the main entrance gate are currently being worked on by BODs Alex & Lee for design and replacement. There are several finials that have gone missing and need to be filled in.
- D. There is currently a single broken light bulb on the lamppost which needs replacement. Alex has contacted an electrical vendor to assess it. An estimate has been submitted to consider converting all the lamppost bulbs into LEDs, overhauling the wiring system, and installing landscape lights. However the total estimate was cost prohibitive -- Alex will explore other alternatives to address the light fixture replacement and lower the expenditure cost.

- E. Christian will reach out to the law firm of Swaine, Harris, and Wohl for the purpose of requesting a return of funds from the retainer fee for the Floyd Johnson property -- the latter of which has now been resolved. The current remainder for retainer fee for prospective refund is at \$1,272.94.
- F. The attending BODs have agreed with Alex to transfer \$5000.00 from the savings account to the Certificate of Deposit which will be maturing/open for renewal on June 18, 2026 at a new interest rate.

V. Old Business

- A. Power washing and surface sealing of all road gutters ---- currently undergoing negotiations with Sun 'N Lake Improvement District for scheduling.
- B. The repair work for several potholes along Magnolia Place is currently pending. A vendor by the name of ProActive Coatings have sent in an estimate cost of \$2,300.00

VI. New Business

- A. The BODs who were present, including text confirmation from BODs Kyler Eldridge and Anne Lynch unanimously voted YES to proceed with the task of having a professional landscape architect render a design for Lot 29 which is a common elements area at the main entrance that belongs to the Magnolia Place HOA. This plot of land is currently void of any shrubs, trees, or decorative plants except for a small area of St. Augustine grass and one working sprinkler head. The remainder of the surface lot is strewn with weeds both inactive and growing. BOD Christian has already contacted Ricky Barrett, the owner and operations manager of Dreamscapes Outdoor Living & Design, based out of Lakeland, FL to conduct a survey inspection of the lot. The professional design fee will cost \$1,500.00. The company will be utilizing an advanced outdoor living design software which will generate detailed 3D images of what the landscaping project will look like when it is completed. The company will also provide a cost breakdown for the project including working with the HOA for alterations, changes to the design until satisfaction is met. The owner has stated the HOA is under no obligation to sign a contract to work with them. The \$1,500.00 is just for the professional design fee.

VII. Next Meeting Date

- The next monthly Board Of Directors meeting is scheduled for July 1, 2026 at 7:00 PM Sun 'N Lake District Office, 5306 Sun 'n Lake Blvd.

The board meeting was adjourned at 8:50 PM. These minutes were approved by the Board of Directors.

Christian Cupin
Christian Cupin
Secretary
July 1, 2026

Alex Andreu
Alex Andreu
Vice President / Treasurer
July 1, 2026