

Magnolia Bend Homeowners Association

December 4, 2025

Proposed Items for Vote/Approval

1. Vote to amend Operating Bylaws

a. The amendment would allow the Treasurer to hire an independent bookkeeper or accountant to perform the annual audit rather than hiring a Certified Public Accountant (CPA). Currently CPAs are reluctant to work with nonprofit organizations and those that do, want to charge exorbitant fees. The amendment would allow the Association to perform the task without spending a fortune.

2. Additional Rules for Common Areas

- a. Rules to assess fines/damage assessments to owners who damage common areas through use of their passenger vehicles, ATVs, UTVs, golf carts, and the like.
- b. Rules prohibiting owners from allowing commercial vehicles (dump trucks, concrete trucks, excavators, and similar heavy equipment) from accessing the common areas without explicit permission from the Board of Directors.

3. Vote regarding Magnolia Bend Estates development.

a. Proposed vote to annex Magnolia Bend Estates (section 2 development) into the HOA.

4. Vote regarding financing of Capital Improvements.

a. Proposed vote to allow the Board of Directors to seek bank financing for capital improvements (pier and fountain replacement, fencing to restrict access to common areas from the public at large, improvements to common areas, and detention pond).

5. Vote on Covenant, Conditions, Restrictions Amendment: Fowl/Chickens

a. This item will likely be stricken. CCR vote not necessary in light of recent legislative updates. Rule adoption more appropriate (see below). Current legislative update stipulates that if City allows chickens, HOAs cannot prohibit them. Currently, there is no City ordinance with respect to chickens within the city limits.

6. Vote on Rules regarding the keeping of fowl/chickens

a. Proposed Rules regarding the keeping of chickens (maximum number allowed, housing in coops/pens, roosters prohibited, owners must maintain in a sanitary condition, owners must allow chickens to become a nuisance).