



P.O. Box 1593
New Port Richey, Florida 34656-1593

Rick Lawson
President

Jo Ann Rotast
Treasurer

Dick Bean
Vice-President

Lynne Lawson
Secretary

December 16, 2025, Board Meeting Minutes

Present: Rick and Lynne Lawson, Dick Bean, Jo Ann Rotast, Don, and Bob and Laila

Agenda: Approval of the Magnolia Valley 2026 Budget

Call to Order: President Rick Lawson called the meeting to order at 2:00pm

Discussion of Agenda Item: All members reviewed the proposed budget for the 2026 fiscal year. Under the proposed budget, there will be NO INCREASE in association fees in 2026. No members raised any questions and no discussion of was held on any line item in the budget. Rick, then asked for a motion to approve the budget. Don made the motion to approve the budget, and Lynne Lawson seconded the motion. Rick then asked all the board members for their vote and all 5 board members voted to approve the proposed budget. At 2:15pm the Magnolia Valley Board of Directors approved the proposed budget for 2026.

Rick mentioned some of the projects the board will be addressing:

- Tree Removal – 2 trees are slated for removal on Dell Rd
- Sprinkler System Work
- Shingle repairs
- Carport repairs
- Gutters cleaned
- Replace shrubbery
- Parking lot sealing

Not all these issues can be addressed in 2026 but it's a snapshot of things we are aware of needing attention.

Treasurer Jo Ann Rotast mentioned anyone wishing to payoff their roofing assessment can do so at any time. She can provide you with a balance due on your account. Please contact Jo Ann and she can help you.

Bob asked how many units we have for sale. If all are still active, we have four units for sale, 1 one- bedroom and 3 two-bedroom units.

Adjournment: Rick adjourned the meeting at 2:30pm

The Magnolia Valley Board of Directors wishes everyone a Merry Christmas and a Happy New Year!