

**Magdalena Gardens Condominium Association**  
**Board of Directors Meeting**  
**March 15, 2021**  
**Minutes**

**Call to Order:** The meeting was called to order at 10:00 AM via Zoom.

**Establish a Quorum:** A quorum was established with the following present: Bob Arno, Lisa Beers, Cory Charron, and Arnie Paradis. Chris Zimmer was absent.

Also present was Sherry Danko, representing Star Hospitality Management.

**Proof of Notice:** The meeting notice was distributed and posted in accordance with the Bylaws and FL Statute 718.

**Approval of Minutes:** Bob Arno moved, and Lisa Beers seconded to approve the 3-1-21 meeting minutes. The motion carried.

**Owner Comments on Agenda Items:** None.

**Unfinished Business:**

Spa Leak: Cory Charron reported that Blue Hippo found five leaks. After some discussion, it was agreed to obtain proposals for resurfacing the spa and pool. It was agreed the resurfacing project would address all of the leak issues. The life expectancy for both has expired. Arnie Paradis offered to try a minor repair to hopefully stop the leaks while the bidding process moves forward. The auto fill for the pool also needs to be checked.

Downspout Sleeves: Arnie Paradis asked about creating a template and having volunteers make the repairs and replacement of the downspout sleeves moving towards white rather than black. Bob Arno responded he did not want a hodge podge of mixed efforts. The Board discussed at length. The Board agreed that Gerry Riley would make any repairs now. The volunteers will do the painting in the Fall.

**New Business:**

Landscape Discussion: Bob Arno noted he had bids to plant a Christmas Palm on the empty island near 513 from Jay's Landscaping. The cost for a single 25-gallon palm is \$300. The cost for a triple 25-gallon palm is \$350. The owner offered to donate \$100 towards the palm. Bob Arno moved, and Arnie Paradis seconded to approve the 25-gallon single. The owner's donation would be optional. The motion carried. Lisa Beers suggested creating an inventory and map of all the trees and palms. Bob Arno presented bids for the additional areca near unit 313 for privacy. \$150 for a 15-gallon palm and \$250 for a 25-gallon palm. Sherry Danko would contact the owner to ask which size she would like to pay for. Bob Arno presented bids from West Coast (\$700) and Jay's (\$650) to remove the sea grapes by the pool and fill the holes with dirt. He indicated several people felt they should be removed. The Board discussed having volunteers do the work. Lisa Beers moved, and Cory Charron seconded to have volunteers cut the sea grapes down. If they grow back, the Board will revisit to see if they should be cut down again or removed professionally. The motion carried with 3 "yes" votes and 1 "no" vote (Bob Arno).

Lights for the Entrance Signs: Sherry Danko presented a bid from Phil Magill Electric for \$4500. The Board felt this was very high. Another bid would be obtained. The Board would consider solar lighting.

Pool Furniture: Discuss at a future meeting.

Light Covers: Arnie Paradis suggested painting the light switches at the pool white. He volunteered to do so. A few remaining receptacles still need to be painted.

Violations & Fines: After some discussion, Bob Arno moved, and Lisa Beers seconded to fine the owner of unit 1311 because her tenant repeatedly puts personal property outside, \$100 per day for 10 days for a total of \$1000. The motion carried. A hearing committee (Wendy Lee, David Bockmann, and Rick Zmierski) meeting would be scheduled. Proper notice would be given to the owner. Unit 1111 still has an oversized dog and has not responded to the first violation letter. A second letter would be sent. Documentation of the violation letters will be sent to the Board.

Rentals & Renewals: The rental spreadsheet was reviewed. By general consensus, the Board agreed to renew the lease approvals, if requested, for 411, 412, and 1211. Letters would be sent.

Other: First right of refusal pertaining to a sake was discussed. Sherry Danko advised that even when documents provided for this, it was generally waived.

Bob Arno indicated he would bring director assignments to the next meeting.

Sherry Danko reminded the directors that any time three of them were together and discussing Association business, it was considered a quorum and a notice must be posted.

Lisa Beers indicated her condo unit sold and was closing sooner than anticipated. She would submit her written resignation to be effective immediately.

Arnie Paradis indicated there was a lockbox attached to the light at unit 722 and needed to be removed. The Board discussed a possible central location for realtor lockboxes.

**Owner Comments on Non-Agenda Items:**

David Bockmann indicated a unit in building 7 or 8 had an oversized dog. The matter is being addressed. There are parking offenders who do not pull fully into the space and stick out.

**Next Meeting:** April 9, 2021 at 10:00 AM for continuation of the annual meeting and May 19, 2021 at 10:00 AM.

**Adjournment:** Arnie Paradis moved, and Bob Arno seconded to adjourn. The motion carried, and the meeting adjourned at 11:48 AM.

*Sherry Danko*

Sherry Danko, for Chris Zimmer, Secretary/Treasurer