

Magdalena Gardens Condominium Association
Board of Directors Meeting
May 17, 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, Cory Charron, Chris Zimmer, and Linda Christ. Arnie Paradis joined the meeting at 10:03 AM.

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: Chris Zimmer moved, and Bob Arno seconded to approve the 4-19-21 and 5-3-21 executive session minutes. The motion carried.

Owner Comments on Agenda Items: None.

Unfinished Business:

Proposed Water Mitigation Rule: Chris Zimmer moved, and Cory Charron seconded to agree to mail out for adoption at the June meeting the proposed water mitigation rule requiring house check every two weeks when no in residence. The motion carried.

Mail Out: The upcoming mail out will also include: recorded amendments, proposed Rule changes to update the trash and pet rules (due to the amendments), lanai fixture rule, and a reminder about guest registration being enforced.

Combine Reserves: Remind Accounting to address the reserves to reflect the votes by the membership. (Combining the pool and spa reserves and renaming the gate reserve to gates and fencing reserve.)

Hydrant, Extinguisher & Backflow Test: The fire extinguishers will be inspected in May. Wayne Automatic Fire was sending an agreement to test the fire hydrant and backflows.

Pool Deck Repair: With Gerry Riley out on medical leave, Sherry Danko will ask Harbor Property Preservation to do it.

New Business:

Landscape Requests & Proposals: Bob Arno advised he will not be moving forward at this time with the suggested landscape renovations. Will revisit in the Fall. Need to look at the original landscape plans for guidance. Chris Zimmer would like to see bids for the two entrance areas. Bob Arno indicted the power should be installed first before any plantings were done.

Pool Bathroom Cleaning: By general consensus the Board agreed to go back to one day per week.

Vehicle Oil Leaks: Bob Arno is concerned about oil leaks after the asphalt is seal coated. He would have saw dust on hand to absorb and then do touch ups. Would be difficult to hold owners accountable for their guests due to the transient nature of the guest parking.

Check Homes for Violations Before Selling: Sherry Danko notates outstanding violations on the estoppel certificate.

Garage Door Circuit Boards: Bob Arno noted that D&D Garage door charged \$100 for the circuit board. It has a lifetime guarantee. Can get the new board for \$22 on the internet. Will add some info to the website regarding this.

Building 11: Bob Arno reported that building 11 needs some stucco repair along one side at the bottom. Chris Zimmer indicated there is a crack near the hose bib at unit 413. Will contact Old PaintMasters for a bid.

Status of Theft Insurance: Application was submitted. Waiting on the proposal.

Pool & Spa Resurface Bids: Bids were obtained from Aqua Doc Pools, Better Pools, and Popa Pools. The Board reviewed the bids. Bob Arno moved, and Linda Christ seconded to approve the bid from Aqua Doc. The motion carried.

Asphalt Bids: Asphalt Sealers submitted a bid for seal coating. Advanced Asphalt submitted bids for seal coating and new asphalt. Bids from PMI were pending. Cory Charron moved, and Bob Arno seconded to approve the seal coating bid from Asphalt Sealers unless the seal coating bid from PMI comes in \$2000 or more less. The motion carried.

Violations & Fines: The Board reviewed the violation spreadsheet. Sherry Danko reported that unit 311 complained about a pickup truck parking next to her unit. The Board discussed and decided it was not extraordinarily large. By general consensus, the Board agreed to include the pickup truck size rule for the mailing for the June meeting.

Rentals & Renewals: The Board authorized sending renewal reminders to unit 1321.

Owner Comments on Non-Agenda Items:

Suggestion to change the gate code.

Next Meeting: June 21, 2020 at 10:00 AM.

Adjournment: Chris Zimmer moved, and Linda Christ seconded to adjourn. The motion carried, and the meeting adjourned at 11:03 AM.

Sherry Danko

Sherry Danko, for Chris Zimmer, Secretary/Treasurer