

Magdalena Gardens Condominium Association
Board of Directors Meeting
June 21, 2021
Minutes

Call to Order: The meeting was called to order at 10:05 AM via Zoom.

Establish a Quorum: A quorum was established with the following present: Bob Arno, Cory Charron, Chris Zimmer, Linda Christ, and Arnie Paradis.

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 Arnie Paradis seconded to approve the May 17, 2021 minutes. The motion carried.

Owner Comments on Agenda Items:

Suggestion to use drought tolerant plants and to create a standard for shrub trimming.

Unfinished Business:

Adoption of Proposed Rule & Regulation Changes: After some discussion to strike the last two sentences of the Pet Rule as the Pet Amendment supersedes the language; to add (not including mirrors) to the maximum vehicle width; and to add a note to clarify the registration of guests, Cory Carron moved, and Chris Zimmer seconded to approve the proposed changes to the Rules and Regulations as amended. The motion carried.

Schedule for Asphalt Re-sealing: Per Asphalt Sealers, seal coat one-half on August 2 and stripe on August 3. Sealcoat the second half on August 4 and stripe on August 5.

Schedule for Pool and Spa Resurface: The project will begin August 18, 2021 and take up to six weeks to complete.

Pool Lighting: Arnie Paradis indicated he would like to add night swimming to the next meeting agenda. Bob Arno would discuss the matter with an electrician. Sherry Danko added that she felt a material alteration vote may be necessary and should be confirmed.

New Business:

Landscape Requests & Proposals: Bob Arno provided a bid from Jay's Landscaping to remove plants from several peninsulas (units 722, 812, 512, 1012, 1121, 1112, 612, 1412, 1212, and 521) that were choking the palms and add sod at a cost of \$3000. This would also include the removal of dead shrubs on the outside of the fence on either side of the gate and transplanting the shrubs from the peninsulas to this area. Bob Arno moved, and Chris Zimmer seconded to approve the bid. The motion failed with 2 "yes" votes and 3 "no" votes (Cory Charron, Arnie Paradis, and Linda Christ). There were bids from Jay's Landscaping and DeSoto Freedom for refurbishing the entrance planting bed on the West End side, (inside and out of the gate). Linda Christ moved, and Chris Zimmer seconded to approve the bid from DeSoto Freedom for \$1327. Concerns raised were about the proposed foxtail ferns and not addressing either side of the gate. The motion carried 3 "yes" votes and 2 "no" votes (Bob Arno and Cory Charron).

Violations & Fines: Bob Arno reported that Unit 123 has had no further parking issues for the last three weeks. The Board decided no fine was warranted.

Rentals & Renewals: The Board had no objections with renewals for units having leases expiring in the next 90 days. The Board discussed the renewal process briefly.

Owner Comments on Non-Agenda Items:

Chris Zimmer shared details of her research to date for new pool furniture. She will send more specific information prior to the July meeting with hopes a decision can be made at the meeting.

Regarding the removal of the dead shrubs outside of the fence along West End, Bob Arno moved, and Linda Christ seconded to approve up to \$1000 to address this. The motion carried with 4 “yes” votes and 1 “no” vote (Cory Charron).

Next Meeting: July 19, 2020 at 10:00 AM.

Adjournment: Chris Zimmer moved, and Arnie Paradis seconded to adjourn. The motion carried, and the meeting adjourned at 11:21 AM.

Sherry Danko

Sherry Danko, for Chris Zimmer, Secretary/Treasurer