

Magdalena Gardens Condominium Association
Board of Directors Meeting
August 16, 2021
Minutes

Call to Order: The meeting was called to order at 10:01 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 July 19, 2021 minutes. The motion carried.

Owner Comments on Agenda Items: None.

Unfinished Business:

West End Landscaping: Sherry Danko reported the project should be done the following weekend. Bob Arno reported the plants approved last meeting for transplanting were moved.

Gate Loop: Sherry Danko explained the difference between the regular loop in the ground to open the gate versus the safety loop which keeps the gate open before a vehicle pulls away. The two safety loops on the incoming side of the West End gate aged and deteriorated. The bid from SEL to replace is \$1365 plus tax. Bob Arno moved, and Linda Christ seconded to approve the bid. The motion carried.

Backflows and Fire Hydrant: Wayne Fire tested all of these on the 13th. Bob Arno stated he asked the tech to return next April to be on the same schedule as the Fire Marshall visit.

Fire Extinguisher Sign: Sherry Danko noted six were ordered. The missing one will be installed upon arrival. The others will be held for inventory in the storage closet.

Reserve Study Update: Sherry Danko reported this in process, and the cost is \$1100.

New Business:

Landscape Requests & Proposals: None.

Pool Service: Bob Arno suggested asking Gulfstream to change the pool tech after the pool is finished due to his attitude. Cory Charron asked Sherry Danko to investigate the pricing changes as compared to the 9/2020 renewed contract (\$425) as charged by Gulfstream. The Board also discussed sharing clear instructions from Aqua Docs with Gulfstream to insure proper care with the new surface.

A/C-1112-Engineer Evaluation: The 1112 A/C unit problem was resolved. A letter will be sent regarding use of the portable A/C unit. However, the Board thought it would be appropriate to have an engineer evaluate how best to address the copper line re-installation after a line breaks. Sherry Danko presented the bid from Consult Engineering for this evaluation at a cost based on an hourly rate. Bob Arno moved, and Cory Charron seconded to approve the engineer evaluation. The motion carried. There will be four types: outside unit upstairs, outside unit downstairs, middle unit upstairs, and middle unit downstairs.

Violations & Fines: Unit 723 needs a letter about parking in guest parking over the allowed period. As the two adult children appear to be staying there indefinitely, they need background checks also.

Rentals & Renewals: Units 411 and 1121 should be sent violation letters for not providing the proper documentation.

Owner Comments on Non-Agenda Items:

Cory Charron opened discussion on the timing of late letters, when fees become late, and when late fees and interest can be charged. Linda Christ moved, and Chris Zimmer seconded to send a reminder letter on the 15th warning of late fees and interest and send the new statutory 30-day letter on the 30th after applying late fees and interest. The motion carried.

Chris Zimmer gave an update on the pool furniture ordered indicating it would arrive mid-October. The tables and chairs for the cabana can be addressed in the future.

Chris Zimmer spoke to preparing a recommendation for the allocation of CDW funds to the reserves. Cory Charron indicated he already developed a plan. He and Chris will work together.

Bob Arno noted more pool furniture was ordered than approved. Chris Zimmer apologized as she thought she had a spending limit and stayed under the limit.

Next Meeting: September 20, 2020 at 10:00 AM.

Adjournment: Bob Arno moved, and Chris Zimmer seconded to adjourn. The motion carried, and the meeting adjourned at 10:58 AM.

Sherry Danko

Sherry Danko, for Chris Zimmer, Secretary/Treasurer