

Magdalena Gardens Condominium Association
Board of Directors Meeting
October 18, 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: It was noted that the last word in the collection policy paragraph should be website, and the word hear should be near in the landscape paragraph. Linda Christ moved, and Bob Arno seconded to approve the September 20, 2021 minutes as amended. The motion carried.

Owner Comments on Agenda Items:

A question was raised about the approved minutes not being posted to the website. It was confirmed they were posted.

Unfinished Business:

Gate Chain Lubrication: Cory Charron spoke about obtaining lubrication instructions from SEL so the Association could handle. The cost to replace the two chains with regular chains is \$325 each. Linda Christ moved, and Bob Arno seconded to have the two chains installed and have Gerry lubricate the chain monthly. The motion carried.

Roof Leak Plan: Received the proposal late. Take under consideration at the next meeting.

Pool Deck Trim Repair: Scheduled for October 20th.

Night Swimming: Cory Charron suggested providing for night swimming only for the spa and not the pool. Currently waiting on information from the engineer and the Board of Health.

New Business:

Landscape Requests & Proposals: Bob Arno noted a third party would need to be involved in order to provide an auto cad drawing of the proposed changes. All directors except Arnie Paradis were against changing from mulch to stone. Bob Arno stated that Jay who does the irrigation suggested a new type of head which would produce a savings in water usage just shy of 50%. He would obtain a bid for the next meeting.

Leasing Rules, Lease Form, and Background Checks: Cory Charron provided proposed language and changes to the Leasing Rule and form which would enable the owner to do the background check and eliminate renewals. Cory Charron moved, and Linda Christ seconded to put the changes on the November agenda for adoption. The motion carried. Copies of the proposed language for Rule change would be sent to the owners in advance of the meeting.

Waterbed Rule: Cory Charon moved, and Linda Christ seconded to adopt a Rule prohibiting water beds. The motion carried. This would be adopted at the November meeting.

Pest Control Increase: The notice Sherry Danko provided would be posted on the website.

Pool Contract Alternatives: The Board had no interest in making a change at this time.

Pool Capacity: Bob Arno stated the Association may have more pool furniture than it needs. No one was interested in setting a limit for the number of people allowed on the pool deck.

Insurance Funding Balance: Sherry Danko provided an analysis of the insurance savings account. Cory Charron moved, and Linda Christ seconded to adjust the monthly transfer to the insurance account to provide for the anticipated April 30, 2022 shortfall of \$32,243. The motion carried.

CDW Disbursement-Contribution to Reserves: After review of the analysis, Bob Arno moved, and Cory Charron seconded to move the remainder of the Taishan CDW settlement monies (\$2,028,684) into the reserves, holding back the pending and unresolved amounts. The motion carried.

2022 Proposed Budget & Reserve Discussion: The Board reviewed the draft budget and discussed at length. Cory Charron shared the details of creating five sub-categories with the reserves for more flexibility of funds. Cory Charron moved, and Chris Zimmer seconded to present to the members for a vote to combine and create the five subcategories. The motion carried. Cory Charron moved, and Chris Zimmer seconded to mail the 2022 budget and reserve scheduled as prepared and adopt at the November meeting. The motion carried.

Linda Christ left the meeting at 11:44 AM.

Reserve Study Update Revisions: Handled under the budget.

Violations & Fines: The Board preferred the violation letters not to say they were sent at the direction of the Board.

Rentals & Renewals: Report provided.

Owner Comments on Non-Agenda Items:

Bob Arno moved, and Cory Charron seconded to not incur any expenses beyond recurring expenses for the period of December 2021 – February 2022. The motion carried.

Next Meeting: November 15 2020 at 10:00 AM.

Adjournment: Cory Charron moved, and Bob Arno seconded to adjourn. The motion carried, and the meeting adjourned at 11:53 AM.

Sherry Danko

Sherry Danko, for Chris Zimmer, Secretary/Treasurer