

**Magdalena Gardens Condominium Association**  
**Board of Directors Meeting**  
**November 15, 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:** Arnie Paradis moved, and Linda Christ seconded to approve the October 18, 2021 minutes. The motion carried.

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

**Unfinished Business:**

Night Swimming for Spa: Cory Charron suggested pursuing a permit for night swimming only for the spa as the criteria may already have been met. The Board discussed pursuing for the pool also.

Reserves:

Inflation: Cory Charron reported a 2% inflation rate was built into the reserve expense but not the contribution. This needs to be addressed for the next study.

Mailbox Cluster: This needs to be added to the reserves.

**New Business:**

Landscape Requests & Proposals: Bob Arno reported he does not yet have the report from Jay's Landscaping. The Board discussed cleaning up the mulch on the islands as well as other options such as sod (\$1,000 per pallet). They would do some cleanup now.

Mailboxes: Discussed under unfinished business.

Adoption of the Proposed Rules Changes Regarding Leasing & Waterbeds: Cory Charron moved, and Bob Arno seconded to adopt the changes as presented. The motion carried.

Lease Application & Occupancy Approval: Cory Charron moved, and Chris Zimmer seconded to approve the new form. The motion carried.

Purchase approval & Owner Information Form: Cory Charron moved, and Chris Zimmer seconded to approve the new form. The motion carried.

Adoption of the Proposed 2022 Operating Budget & Reserve Schedule: Chris Zimmer moved, and Linda Christ seconded to approve the budget as presented. The motion carried.

TV in Pool Cabana & Antenna: Cory Charron reported the donated TV was hung using a makeshift antenna. Its lifespan is uncertain.

Light Posts: Bob Arno provided details about Priddy Electric's visit. The panel box for the breakers is in good shape. To put the pole lights on timers so they turn on all at the same time would cost \$1575. The

Board decided against any action. Cory Charron moved, and Bob Arno seconded to approve \$210 for Priddy to replace the LED light near the mailboxes. The motion carried.

Lighting-South Corner: The Board discussed turning the light and uplifting the tree branches to provide better lighting in this area.

Electric Grill: Bob Arno donated an electric grill to be used at the lanai.

Hot Dog Machine: A hot dog machine was also donated.

Electric Timers: Discussed earlier.

Table for the Lanai: Bob Arno suggested purchasing an 8-foot for \$100 for the lanai. Linda Christ moved, and Chris Zimmer seconded to approve the table purchase. The motion carried.

Insurance: Chris Zimmer moved, and Arnie Paradis seconded to approve the insurance renewal form Assured Partners for \$14,543. This excludes property and flood. The motion carried.

Unit 1412-Pocket Screen Door Request: As this would change the exterior appearance, it would be a material alteration. The Board denied. It was suggested including as a vote at the February annual meeting.

Comcast Late Charges: There was a charge in October that was to be reversed in November.

Pool Rust & Blockage of Jets: Aqua Doc has been contacted to come out and address both issues. There were pieces of concrete stuck in one remaining jet on the pool. Rust appeared to be leaking from the ladder onto the surface.

Tops Renters & Tenants List: In response to Cory's request to close all the expired leases in Tops, she agreed to do so.

Violations & Fines: Sherry Danko advised the three doors to be installed by owners were on back order. They would be installed once received. The Board asked Sherry Danko to send a final warning regarding the political sign.

Rentals & Renewals: Report provided.

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

David Bockman indicated he had some Christmas decorations he could donate.

**Next Meeting:** December 20, 2021 at 10:00 AM.

**Adjournment:** Chris Zimmer moved, and Bob Arno seconded to adjourn. The motion carried, and the meeting adjourned at 11:25 AM.

*Sherry Danko*

Sherry Danko, for Chris Zimmer, Secretary/Treasurer