

MAGDALENA GARDENS CONDOMINIUM ASSOCIATION, INC.

c/o Star Hospitality Management

26530 Mallard Way

Punta Gorda, FL 33950

January 19, 2022

Dear Unit Owner:

The Annual Membership Meeting of the Magdalena Gardens Condominium Association, Inc. will be held on Thursday, February 11, 2022, Poolside and via Zoom. Please try to participate at this meeting as your input is very important.

Enclosed are the following:

- ◆ Second Notice and Agenda for Annual Meeting
- ◆ Election Ballot & Secret Election Ballot Envelope
- ◆ Candidate Information Sheets (8)
- ◆ Limited Proxy & Sample Picture for Question # 7
- ◆ Pre-addressed Return Envelope – **Must be Signed** by Voting Member to Validate the Election Ballot
- ◆ Membership meeting minutes from 2021
- ◆ Owner Information Sheet/Authorization to Release Information Form

The enclosed Proxy **MUST** be completed and returned. A proxy will be used to establish your presence and cast your vote on the questions. The proxy holder must attend the meeting to enable us to count your proxy.

Please note the following information about PROXIES:

1. A proxy is for the purpose of appointing another person to vote for you as specifically directed (except for the non-substantive items). It must be signed by all owners of the unit or the designated voter.
2. The proxy should be submitted **prior to the established time of the meeting**. It can be mailed to the Association or hand-delivered, either by you or your proxy. It is encouraged that the proxy be submitted as long before the meeting as possible.
3. A proxy may be **revoked** in writing or **superseded** by a later proxy. It may also be **assigned** (substituted) by the person designated on the proxy to a third person if the person you designate as proxy decides that he or she will be unable to attend the meeting.
4. Please mail your proxy in the enclosed return envelope with your secret election ballot envelope.

As there is an election of Directors this year, please be sure to follow the instructions on the election ballot.

Enclosed is an owner information/release of information form. We would like to take the opportunity at this time to update our records.

If you have any questions, please do not hesitate to call Sherry Danko, the Association Manager, at (941) 575-6764 or by e-mail to s.danko@starhospitalitymanagement.com.

Sincerely,

The Board of Directors

The Board of Directors - Magdalena Gardens Condominium Association, Inc.

**MAGDALENA GARDENS CONDOMINIUM ASSOCIATION, INC.
SECOND NOTICE OF ANNUAL MEMBERSHIP MEETING**

TO: ALL MEMBERS

Notice is hereby given that the Annual Membership Meeting for Magdalena Gardens Condominium Association, Inc. will be held at the date, time and place noted below.

Date: Thursday – February 17, 2022

Time: 4:00 PM

Place: POOLSIDE or Via Zoom using your computer, tablet, or cell phone
MEETING ID: 836 6347 4228 PASSWORD: 169817 DIAL IN: 1-929-205-6099

Purpose: To Discuss Agenda Items Listed Below

Agenda: As required by law, the meeting Agenda is included with this notice

Posting: This notice with attached Agenda was posted and mailed in accordance with Association Bylaws and Florida Statute 718.

Magdalena Gardens Condominium Association, Inc.

Sherry Danko

Sherry Danko, CAM

For the Board

AGENDA:

Call meeting to order

Establish a Quorum

Proof of Notice of Meeting

Close Election Balloting

Approval of Minutes (2-18-21/4-9-21)

Owner Comments on Agenda Items -3 minutes

Reports of Officers

Unfinished Business

New Business

Vote to Approve Amendment to Article X(J) of the Declaration of Condo. Regarding Notification of Guests

Vote to Approve Amendment to Article X(H) of the Declaration of Condo. Regarding the Storage of Flammable Products in the Garage

Vote to Approve Amendment to Article X(M) of the Declaration of Condo. Regarding Storage of Personal Property in the Garage, Lanai & Driveway

Vote to Approve Amendment to Article X(M) of the Declaration of Condo Allowing a Welcome Mat

Vote to Approve Amendment to Article X(E) of the Declaration of Condo Allowing a Pocket Screen Door

Vote to Approve Amendment to Article X(E) of the Declaration of Condo Allowing Units Ending in 12 to Add Tiles Between the Archway and Front Entry Door

Vote to Approve Amendment to Article X(E) of the Declaration of Condo Allowing Panels Along the Bottom of the Lanai Screen-See Enclosed Picture

Vote to Approve the Carry Over of Surplus Funds

Vote to Provide for a Lower Level of Year-end Financial Reporting than is Required by Florida Statute 718.111(13)

Announcement of the Election of Directors

Owner Comments on Non-Agenda Items – 3 minutes

Next Meeting-Board of Directors: 2-21-22 or As Determined By the New Board

Adjournment

Organizational Meeting

February 17, 2022

Following the Annual Membership Meeting

AGENDA

Call Meeting to Order

Certifying a Quorum

Proof of Notice of Meeting

Appoint Officers

Adjournment

MAGDALENA GARDENS CONDOMINIUM ASSOCIATION
February 17, 2022 Annual Meeting
ELECTION BALLOT

Listed below are the candidates for the Board of Directors.

Vote for **ONLY FIVE (5) candidates**.

- () Robert Arno
- () David Bockmann
- () Mary Lynn Buzzell
- () Cory Charron
- () Linda Christ
- () Jerry Gillette
- () Scott Klockow
- () Arnie Paradis

- ◆ When completed, insert **BALLOT ONLY** into the Secret Election Ballot Envelope provided and seal it.
- ◆ **DO NOT** sign your name on this Ballot!
- ◆ **DO NOT** write on the Ballot Envelope!
- ◆ Please place the sealed Ballot Envelope into the **RETURN** Envelope.
- ◆ Write your Unit #, Address and Signature on the Return Envelope **ONLY**. **Your signature is required to be valid.**
- ◆ Please mail the sealed Ballot Envelope, along with the proxy, in the pre-addressed **RETURN** Envelope.
- ◆ The Election Ballot Envelope and Limited Proxy should be inserted into the Return Envelope as two separate items.

In the event you vote for more than five (5) candidates, your ballot will be invalid.

Robert (Bob) Arno
Magdalena Gardens
Unit#312

Married to wife Judy 46 yrs

Employed - Capco Plastics Inc. from 1992 -2020
Vice President of Operations for both the Rhode Island and Texas Plants
Retired June 2020

Full time resident at Magdalena Gardens

Prior Board Experience

- **The Heights of Vista Hills Condominium Association**
El Paso Texas
President 2yrs also head of Beautification Committee

- **Member of the Board of Directors - Vista Hills Country Club**
El paso Texas

- **Current Presidents (2 yrs)**
Magdalena Gardens

Past 2yrs, I met with all contractors who came onto property to provide services, including the person who maintains our gates, The pool cleaning contractor,the landscaping company, handyman and the Fire Marshall. Worked with all board members to make Magdalena Gardens financially strong. My goal as a Board Member will be to continue to focus on communication with homeowners and ensure consultations with the community take place before big decisions are finalized.

David Bockmann Unit 111

I moved to Magdalena Gardens in August 2016. Before that I lived in Naples for the past 25 years where I was in the food distribution business working for Sysco Foodservice.

I am a Single Widower and a Full-time resident. I Retired from Sysco Foods 2015 (after 27 years). I was a Regional Sales Manager covering 3 counties and responsible for 50 Salespeople, with \$150 million in annual sales.

After retiring from Sysco, I worked as a Restaurant Consultant until 8/2021 in Lee and Collier Counties.

I am now fully retired and have the desire and time to contribute to our HOA.

I Have attended all monthly HOA meetings for the last 18 months (Zoom) and am familiar with the current and recent boards work on our HOA doings. I have seen Magdalena Gardens change for the better over the last 2 years with improved lighting, security, landscaping, paving, and pool refurbishment and want to help us continue to move in a positive direction.

I feel we are in a good place financially as an HOA especially after the CDW settlement. We have a solid annual budget with solid reserves yet still have a few challenges (i.e.: rising insurance costs). I will work with the other board members to maintain our quality of living, controlling expenses, and keeping our home values up.



Mary Lynn Buzzell

My name is Mary Lynn Buzzell and I would like to announce my candidacy for a position on the Magdalena Gardens Condominium Association Board of Directors. My goal, along with fellow board members, is to continue to make Magdalena Gardens a beautiful and safe place for all the residents and owners.

I moved to Magdalena Gardens in December, 2020, along with my spouse, Steven Buzzell. We just celebrated our 7th wedding anniversary and between us we have 5 children, 5 children-in-laws, and 12 grandchildren. We have enjoyed meetings people in our complex and developing new friendships. We like walking around town and sampling the sights, sounds, and food of Punta Gorda. We moved here from a resident owned park just outside of town, which we purchased back in 2017. Being closer to town was a desire of ours and we absolutely love this area of PGI.

As a board member, I believe it is important to share ideas, diligently handle issues that come up in our community, perform in a financially responsible way, listen to our owners and residents, and act respectfully towards to each. I believe it is the board's duty to make decisions that is in the best interest of the community as a whole.

I was born and raised outside of Cleveland Ohio, but moved to Michigan in 1977 after I graduated high school. I was a competitive artistic roller skater, along with my brothers and sister. We moved to Michigan so my youngest brother could continue with his training. I still skate, and one day you may see me rolling past your home! In my spare time I enjoy photography, golfing, cross stitching, cooking, baking and spending time with our family, friends, and especially our grandchildren!!

I retired in 2016, and my working career was focused on reporting, accounting, and data processing. I am proficient in Microsoft Office, with an emphasis in the applications of Excel and Word. In addition, for 5 years I held the position of treasurer for our local high school band boosters.

My goals for our community are to ensure that we continue to make Magdalena Gardens a safe and beautiful community. This will ensure that all of our property values remain high and make our community a desirable place to live. I want to ensure that, in cooperation with the other board members; we act in a fiscally responsible way. I fully believe in checks, balances, and transparency. The board is entrusted with the care of these things, and I believe I will be an added value to the board and to represent the needs and desires of our community.

If you would like to speak to me personally, I reside at unit 922. Thank you for your consideration.

Cory Charron
Unit 122
coryanddeanna@gmail.com

I am 51 years old, married, & retired. I have been a seasonal resident owner occupant at Magdalena since Feb 2017. I am an active member on the current Board of Directors.

- A thirty year career as a senior tax official in federal Headquarters.
- My father was a general contractor, and I was his helper. He gifted me with knowledge on how to repair things.
- I owned and self-managed several rental units for decades.
- I have served on the Board at Magdalena since 2020, currently Vice President. I was a Director at a property in Celebration, FL for 4 years prior to moving here.

In 2020, I created the website magdalenagardens.com. I have maintained it since and if re-elected in 2022, I will continue to do so; if not I will happily turn over the "keys" to those who succeed me.

In 2021, I completed a review of the rental process and championed changes meant to better serve both landlords and the community. I also undertook to move the condo from sending letter mail to using email (where permitted by law).

In 2022, I will continue to focus on controlling our spending.

I support Board members who are seeking re-election as well as Jerry Gillette and David Bockman. I welcome all owners to email me anytime on any subject.

Thanks for your consideration.

Greetings all!

I'm Linda Christ and live in unit 621 with my husband Tom; we purchased it in August 2018. Our northern home is in the Pittsburgh, PA area. I have served on the Magdalena Gardens Board of Directors this year and am running for another term.

As an owner, I want people to serve on our Board who have the experience, skills and knowledge to handle to the Association's business and ensure that our community is inclusive, well run, and fiscally secure. The Board needs to maintain and improve the property to protect the owners' investment. Community living means that we all need to follow the rules to ensure that we can all live together in harmony, and the rules also help protect the property, inclusivity, and investment. My business experience and skills, along with interpersonal communication, have served me well in my career and during this year as a member of the Board.

My career was spent in the restaurant and hospitality industry. As the Senior Director of Food Safety and Standards for Denny's Restaurants for 26 years, I worked with all food suppliers to ensure fresh food was provided in a safe environment for our customers in 1700 restaurants. I also owned and managed three restaurants in the Pittsburgh area prior to my retirement in 2021.

This year as a Magdalena Gardens Board Member I worked with another member on the renovation of the pool and spa and selecting the new pool area furnishings. Other accomplishments of the Board this year that I was involved with include:

- ❖ New landscaping at the West End entry gate
- ❖ Reserve Account Study and better funding the Reserve Accounts to align with the Study
- ❖ Settling the Chinese Drywall claims
- ❖ Amendments to the Declaration of Condominium documents to better align with how we want to live here at Magdalena Gardens
- ❖ Supporting equitable following of the rules adopted by the Association
- ❖ Asphalt resurfacing
- ❖ Working to keep insurance costs as low as possible as they skyrocketed
- ❖ Voting to not incur expenses late in the year that are not included in the 2022 budget, unless absolutely necessary
- ❖ Brought in an engineer to investigate air conditioning issues and determine solutions for when the copper lines that run under the buildings no longer function
- ❖ Supported various cost savings to the Association such as the initiative to move to electronic communications except when not allowed by statute, investigating ways to save on irrigation, etc.

Thank you for considering my candidacy and I am asking for your vote so that I may continue to serve you on our Board of Directors. If you have questions for me you can contact me at christlinda@ymail.com

Jerry Gillette –

I ran a successful heating and cooling business for 40 plus years, while being hands-on in both the commercial and residential construction projects the entire time.

I purchased my unit (# 222) in 2010. I was elected to the board of directors at that time and served for seven consecutive years. I believe I played an instrumental part in getting our complex through some exceedingly challenging times. For example: the real estate crash, Chinese drywall issues, limited owners paying HOA's fees, banks repossessing several units and not paying HOA fees, etc. I worked with past boards making sound decisions. By using forward thinking, the complex made it through and avoided having to file for bankruptcy. We now have full occupancy, a beautiful complex, strong finances, valuable units, and it was all accomplished with no special assessments.

I have strong feelings for our community and would like to continue to help the complex go forward. I am a firm believer in having a conservative budget. I want to continue to make positive progress to our property but keep the spending within the given budget. This would keep us heading forward with a beautiful and financially viable place where we are all grateful to be a part of.

Thank you in advance for your consideration and hopefully your vote.

Scott Klockow

In 2020, after 29.5 years with the Milwaukee Fire department (Milwaukee, Wisconsin), I retired as a captain. My wife Dawn and I have been seasonal residents for the last 3 years at Magdalena Gardens. We enjoy our condo and the entire complex immensely.

Because of our passion for this community and its residents, I would like to be a part of the Magdalena Gardens Board. Being on the board is a difficult job but I believe the past boards have done a great job making decisions as best as possible.

During my career as an officer and a captain, I have been responsible for running the firehouse. Additionally, for more than 25 years I have owned 30 rental properties in Milwaukee. These experiences have helped me understand the importance of communication; of being fiscally responsible and adhering to budgets; and creating contracts. These experiences have also helped me to be very organized.

My goal as a board member is to improve communication and to ensure the complex continues to run efficiently. I feel it is important to make sure all owners feel that their voices will be heard, and know they can share their concerns on what they think is needed for the complex.

I understand there are pros and cons to every decision and will always do my best for the future of our investments. I believe it is important to carefully look at how things are currently being done and to review contracts to see if we can improve things for the future. I also believe our association bylaws and rules should be looked at where and when appropriate, and should be updated to suit current and future needs.

Regardless of who serves on the board, I would ask that we keep personalities aside and do what is best for our future. We all want to avoid an assessment in the future.

If you have any questions for me I can be reached at 414-801-1508. Thank you for your consideration.

Hi, I am Arnie Paradis we own unit 812

I have served on the board of Magdalena Gardens this last term and I am looking for your vote to serve on the board for another one.

I am the co-founder / owner and president of Paradis Inc. Based in Brooks, MN.

I have served on several boards in the past some of them are:

City Council of Brooks, MN.

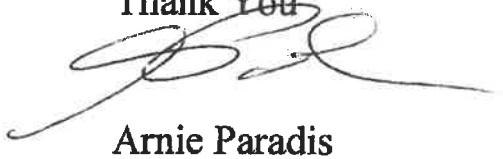
President of the MN. Branch of the National Star Route Mail Carriers Assc.

Board of Directors Midwest MN. Community Development Corp.

Board of Directors Northwest Regional Development Corp.

We are making progress on getting the owners and residents together in helping make Magdalena Gardens a better place for all of us.

Thank You

A handwritten signature in black ink, appearing to read 'Arnie Paradis', with a long, sweeping horizontal stroke extending to the left.

Arnie Paradis

MAGDALENA GARDENS CONDOMINIUM ASSOCIATION, INC.
LIMITED PROXY

The undersigned, owner(s) or designated voter of Unit _____ at the MAGDALENA GARDENS CONDOMINIUM, appoints _____ or, if I have filled in no name, hereby appoints the President of MAGDALENA GARDENS CONDOMINIUM ASSOCIATION, INC. ("Association") on behalf of the Board of Directors, with full power of written substitution, as my proxy holder to attend the **ANNUAL MEETING OF THE MEMBERS OF THE ASSOCIATION TO BE HELD ON, FEBRUARY 17, 2022 AT 4:00 PM POOLSIDE AND VIA THE ZOOM VIRTUAL MEETING PLATFORM:**

ZOOM.COM - MEETING ID: 836 6347 4228

PASSWORD: 169817

DIAL IN: 1-929-205-6099

and any adjournment thereof.

If you must participate in person you may participate on February 17, 2022, at 4:00 PM at the office of the registered agent for the corporation, STAR HOSPITALITY MANAGEMENT, INC, 26530 MALLARD WAY, PUNTA GORDA, FL 33950

The proxy holder named above has the authority to vote and act for me to the same extent that I would if personally present, with power of substitution, except that my proxy holder's authority is limited as indicated below:

GENERAL POWERS: You may choose to grant general powers, limited powers or both. Check below if you want your proxyholder to vote on other issues which might come up at the meeting for which a limited power is not required.

_____ I authorize and instruct my proxy to use his or her best judgment to vote on all other matters which properly come before the meeting and for which a general power may be used.

LIMITED POWERS: (FOR YOUR VOTE TO BE COUNTED ON THE FOLLOWING ISSUES, YOU MUST INDICATE YOUR PREFERENCES IN THE BOXES PROVIDED BELOW). I SPECIFICALLY AUTHORIZE AND HEREBY INSTRUCT MY PROXYHOLDER TO CAST MY VOTE IN REFERENCE TO THE FOLLOWING MATTERS AS INDICATED BELOW:

- 1. *The Association must be notified in advance of all house guests. A "YES – I APPROVE" vote would alter this so that notification is only required when the Unit Owner or tenant are absent.***

[Additions are indicated by underline; deletions by ~~strike-through~~]

J. Guests. A Unit Owner must notify the Association in advance of the expected period of use of any house guest of such Unit Owner when occupying the Unit ~~whether the Owner is in residence or in the Owner's absence~~. The Owner of the Unit shall remain liable for the conduct of his or her guest while using the Condominium facilities. The Association or its authorized agent shall have the right to refuse the entrance of a house guest when the Association has not received advance notice.

Q: DO YOU APPROVE THE PROPOSED AMENDMENT TO ARTICLE X (J) OF THE DECLARATION?

☐

YES – I APPROVE the proposed amendment to Article X(J) of the Declaration.

☐

NO – I DO NOT APPROVE the proposed amendment to Article X(J) of the Declaration.

2. ***Storage of flammable products are not permitted inside the garage. A "YES – I APPROVE" vote will alter this so that flammable products can be stored in the garage as long as the law permits them.***

[Additions are indicated by underline; deletions by ~~strike-through~~]

H. Safety. A Unit Owner shall not do anything within his Unit or on the Common Elements which would adversely affect the safety or soundness of the Common Elements or any portion of the Association Property or Condominium Property which is to be maintained by the Association. No flammable ~~Flammable~~ products shall only be stored in any a Unit or upon the Common Elements or in the Limited Common Elements garage space in a manner and quantity in strict compliance with Chapter 633, Florida Statutes, as amended from time to time, as well as any local and or County ordinances as amended from time to time. Flammable products shall not be stored in the Unit or in the Common Elements. This Article does not apply to fuel stored in an automobile internal gas tank.

Q: DO YOU APPROVE THE PROPOSED AMENDMENT TO ARTICLE X(H) OF THE DECLARATION?

☐ **YES – I APPROVE** the proposed amendment to Article X(H) of the Declaration.

☐ NO – I DO NOT APPROVE the proposed amendment to Article X(H) of the Declaration.

3. ***No personal property is allowed on common element. A "YES – I APPROVE" vote will clarify that personal items can be stored inside the garage or lanai and that vehicles are permitted in the driveway.***

[Additions are indicated by underline; deletions by ~~strike-through~~]

M. Outside Storage of Personal Property. The personal property of any Unit Owner shall be kept inside the Unit, Limited Common Element Garage, or Lanai, and no personal property may be stored on the exterior of any Unit or on the Common Elements or Limited Common Elements. However, automobiles may be parked on the Limited Common Element parking spaces as provided in Article V(E)(3) and Exhibit "D" to the Declaration.

Q: DO YOU APPROVE THE PROPOSED AMENDMENT TO ARTICLE X(M) OF THE DECLARATION?

☐ **YES – I APPROVE** the proposed amendment to Article X(M) of the Declaration.

☐ NO – I DO NOT APPROVE the proposed amendment to Article X(M) of the Declaration.

4. ***No personal property is allowed on common element. A "YES – I APPROVE" vote will allow a welcome mat in front of each Unit's entry door.***

[Additions are indicated by underline; deletions by ~~strike-through~~]

M. Outside Storage of Personal Property. The personal property of any Unit Owner shall be kept inside the Unit, and no personal property may be stored on the exterior of any Unit or on the Common Elements or Limited Common Elements. Exception is made for one tasteful welcome mat no larger than 2' by 3' in front of each entry door.

Q: DO YOU APPROVE THE PROPOSED AMENDMENT TO ARTICLE X(M) OF THE DECLARATION?

Magdalena Gardens Condominium Association, Inc.

Limited Proxy

Page 2 of 5

☐ **YES – I APPROVE** the proposed amendment to Article X(M) of the Declaration.

☐ NO – I DO NOT APPROVE the proposed amendment to Article X(M) of the Declaration.

5. ***Material changes cannot be made to the property without agreement by 75% of owners. A “YES – I APPROVE” vote could allow for pocket screen doors.***

[Additions are indicated by underline; deletions by ~~strike-through~~]

E. Alterations. No Unit Owner shall make, allow or cause to be made, any structural addition or alteration of his Unit or the Common Elements or Limited Common Elements without the prior written consent of the Association, except as otherwise specifically provided for in this Declaration. Pocket screen doors can be permitted with prior written consent.

Q: DO YOU APPROVE THE PROPOSED AMENDMENT TO ARTICLE X(E) OF THE DECLARATION?

☐ **YES – I APPROVE** the proposed amendment to Article X(E) of the Declaration.

☐ NO – I DO NOT APPROVE the proposed amendment to Article X(E) of the Declaration.

6. ***Material changes cannot be made to the property without agreement by 75% of owners. A “YES – I APPROVE” vote could allow Unit types ending in 12 to add tile between their outdoor archway and the front entry door.***

[Additions are indicated by underline; deletions by ~~strike-through~~]

E. Alterations. No Unit Owner shall make, allow or cause to be made, any structural addition or alteration of his Unit or the Common Elements or Limited Common Elements without the prior written consent of the Association, except as otherwise specifically provided for in this Declaration. Tile can be added between the outdoor archway and the entry door of Unit types ending in 12 with prior written consent.

Q: DO YOU APPROVE THE PROPOSED AMENDMENT TO ARTICLE X(E) OF THE DECLARATION?

☐ **YES – I APPROVE** the proposed amendment to Article X(E) of the Declaration.

☐ NO – I DO NOT APPROVE the proposed amendment to Article X(E) of the Declaration.

7. ***Material changes cannot be made to the property without agreement by 75% of owners. A “YES – I APPROVE” vote could allow lower units to modify the bottom of the lanai screen, at their cost, allowing an aluminum panel to be put in place like that which is on the bottom of the lanai door.***

[Additions are indicated by underline; deletions by ~~strike-through~~]

E. Alterations. No Unit Owner shall make, allow or cause to be made, any structural addition or alteration of his Unit or the Common Elements or Limited Common Elements without the prior written consent of the Association, except as otherwise specifically provided for in this Declaration. Alteration of the lanai is permitted with prior written consent allowing an aluminum panel to be installed around the perimeter of the lanai on the same horizontal line as the panel which is on the bottom of the existing lanai screen door.

Magdalena Gardens Condominium Association, Inc.

Limited Proxy

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Q: DO YOU APPROVE THE PROPOSED AMENDMENT TO ARTICLE X(E) OF THE DECLARATION?

☐ **YES – I APPROVE** the proposed amendment to Article X(E) of the Declaration.

☐ **NO – I DO NOT APPROVE** the proposed amendment to Article X(E) of the Declaration.

8. Any excess of membership income over membership expenses for the year ended December 31, 2021, as defined in IRC Sec 277 will be applied against the subsequent tax year members' assessments, if required to comply with IRS Revenue Ruling 70-604. (If not approved, the excess could be subject to Corporate Income Tax)

Q: DO YOU APPROVE CARRY OVER OF EXCESS FUNDS?

☐ **YES, I APPROVE** carry over of excess funds.

☐ **NO, I DO NOT APPROVE** carry over of excess funds.

9. Currently the Association is required to prepare a reviewed financial statement.

Q: DO YOU WANT TO PROVIDE FOR A LOWER LEVEL OF YEAR-END FINANCIAL REPORTING THAN IS REQUIRED BY SECTION 718.111(13), FLORIDA STATUTES, FOR FISCAL YEAR 2022?

☐ **YES, I APPROVE** a lower level of year-end financial reporting for 2022.

☐ **NO, I DO NOT APPROVE** a lower level of year-end financial reporting for 2022.

IF YES, vote for one of the proposed options below: (The option with the most votes will be the one implemented.)

☐ Report of Cash Receipts and Expenditures.

☐ Compiled Financial Statement.

DATED this _____ day of _____, 2022. Unit #: _____

The Owner(s) of the Unit, or the Owner designated as voting representative on a certificate signed by all Owners of the Unit.

Signature: _____ Signature: _____

Print: _____ Print: _____

Unit Address: _____

THIS PROXY IS REVOCABLE BY THE UNIT OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY
LAWFUL ADJOURNMENT. IN NO EVENT IS THE PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE
ORIGINAL MEETING FOR WHICH IT WAS GIVEN.

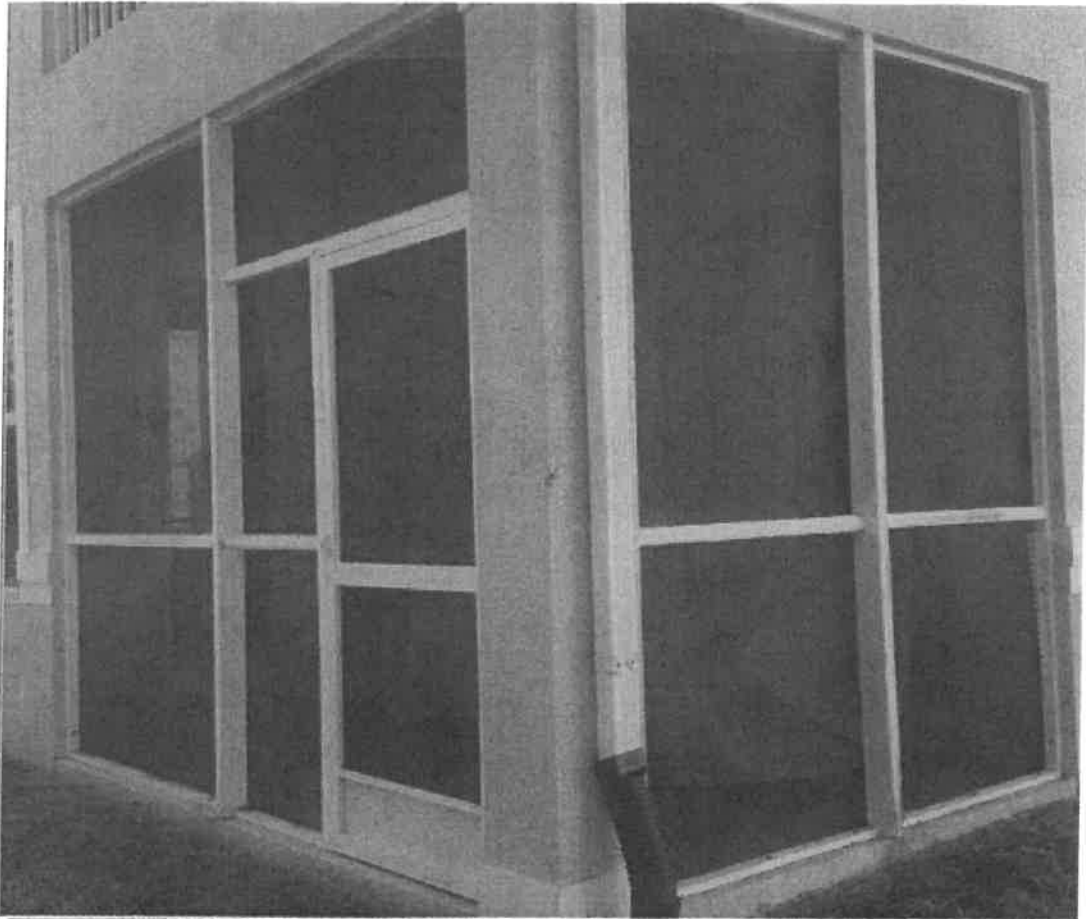
(The portion below is not to be completed by the Owner)

SUBSTITUTION OF PROXYHOLDER

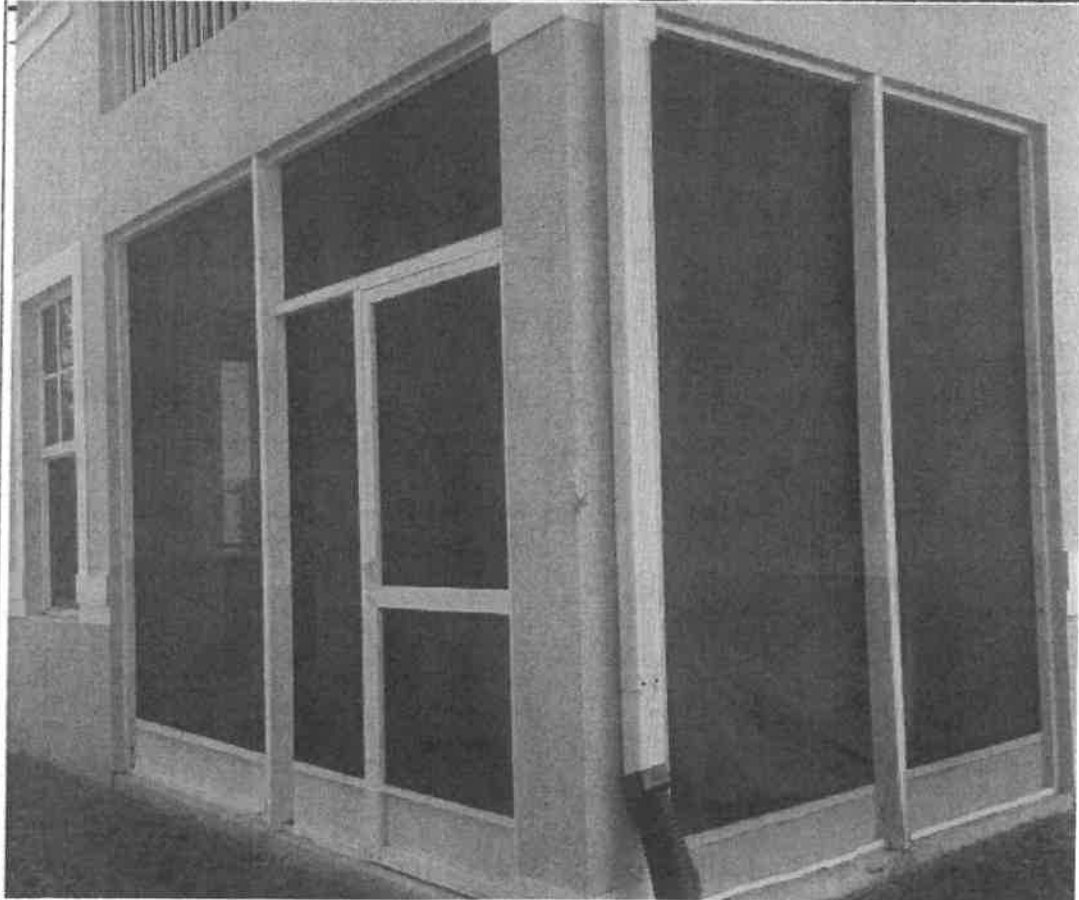
The undersigned, appointed as proxy holder above, designates _____, to substitute for me in voting
the proxy set forth above

Signature of proxyholder: _____ Date _____, 2022

VOTING QUESTION # 7



**WITHOUT
THE PANEL**



**WITH
THE PANEL**

Magdalena Gardens Condominium Association, Inc.
Annual Membership Meeting
February 18, 2021
Minutes

Call to Order: The meeting was called to order at 4:05 PM via Zoom.

Establish a Quorum: A quorum was established with 69 units represented in person or by proxy.

Proof of Notice: The notice was posted in accordance with the Association Bylaws and Florida Statute 718.

Close Election Balloting: Balloting was closed. The vote counters will open the envelopes and tally the votes.

Approval of Minutes: Cory Charron moved, and Chris Zimmer seconded to approve the February 20, 2020 minutes as presented. The motion carried.

Owner Comments on Agenda Items: None.

Reports of Officers:

Treasurer: Chris Zimmer provided an update on the financials through January 31, 2021, providing the current bank balances.

President: Bob Arno discussed budget overages being impacted by two Boards of Directors based on the timing of the election versus the fiscal year.

Unfinished Business: None.

New Business:

Amendments Votes: Cory Charron moved, and Mark Lee seconded to suspend the annual meeting after announcing the election results and reconvene on April 9, 2021 at 10:00 AM to allow more owners to submit their proxies. The motion carried with 42 "yes" votes, 19 "no" votes and 8 "abstentions."

Election Results: Sherry Danko thanked the candidates for running and also thanked the vote counters for their assistance. She announced the votes as follows:

Robert Arno	41
Natalie Baidan	24
Lisa Beers	47
Cory Charron	42
Sandy Dueweke	23
Roger Emard	28
Jerry Gillette	35
Carol Necker	23
Arnie Paradis	36
Chris Zimmer	46

The five candidates with the most votes are: Bob Arno, Lisa Beers, Cory Charron, Arnie Paradis, and Chris Zimmer. They will all serve a one-year term.

Bob Arno thanked the out-going Board for their contributions.

Recess: The meeting recessed at 5:13 PM.

**Continuation of the Annual Membership Meeting
April 9, 2021**

Call to Order: The meeting reconvened at 10:07 AM via Zoom.

Establish a Quorum: A quorum was established with 85 units represented in person or by proxy.

Proof of Notice: The notice was posted in accordance with the Association Bylaws and Florida Statute 718.

New Business:

Vote to Approve Amendment to Articles X(P) of the Declaration of Condominium Regarding Trash Cans at the Curb: The vote carried with 74 "yes" votes and 11 "no" votes.

Vote to Approve Amendment to Articles X(C) of the Declaration of Condominium Regarding the Number of Cats and Dogs Allowed: The vote carried with 70 "yes" votes and 15 "no" votes.

Vote to Approve Amendment to Articles X(J) of the Declaration of Condominium Regarding the Notification for Guests: The vote failed with 65 "yes" votes, 19 "no" votes, and 1 "abstention".

Vote to Approve Amendment to Articles X(H) of the Declaration of Condominium Regarding the Storage of Flammable Products in the Garage: The vote failed with 67 "yes" votes and 18 "no" votes.

Vote to Approve Amendment to Articles X(M) of the Declaration of Condominium Regarding the Storage of Personal Property in the Limited Common Elements: The vote failed with 65 "yes" votes and 20 "no" votes.

Vote to Approve Amendment to Article 3(F) of the Bylaws to Allow for Staggered Terms: The vote carried with 55 "yes" votes, 29 "no" votes, and 1 "abstention".

Vote to Carry Over the Surplus Funds into the Next Year: The vote carried with 80 "yes" votes and 5 "no" votes.

Vote to Provide for a Lower Level of Financial Reporting than is Required by Florida Statute 718: The vote carried with 57 "yes" votes, 24 "no" votes, and 4 "abstentions". There were 17 votes for providing a Balance Sheet and Income Statement and 34 votes to have a compilation done. Therefore, a compilation will be performed.

Vote to Combine the Pool and Spa Reserves: The vote carried with 68 "yes" votes, 14 "no" votes, and 3 "abstentions".

Vote to Expand and Rename the Gate Reserve to Include Gates and Fencing: The vote carried with 70 "yes" votes, 13 "no" votes, and 2 "abstentions".

Adjournment: Bob Arno moved, and Arnie Paradis seconded to adjourn. The motion carried, and the meeting adjourned at 10:11 AM

Sherry Danko

Sherry Danko for Chris Zimmer, Secretary/Treasurer

MAGDALENA GARDENS CONDOMINIUM, INC.
OWNER INFORMATION SHEET

Owner Name (s): _____

Assoc. Address: _____ Lot #: _____ City: _____ Zip: _____

Home Phone#: _____ Fax #: _____

Cell Phone #: _____ Email Address: _____

2nd Cell Phone #: _____ 2nd Email Address: _____

Alternate Mailing Address:

Address: _____ City: _____ State: _____ Zip: _____

Home Phone #: _____ Work Phone #: _____

Please be sure to notify the office when changing addresses from season to season.

AUTHORIZATION TO RELEASE INFORMATION

I/We, the undersigned owner(s) of the Magdalena Gardens Condominium Association, do hereby consent to the Board of Directors, its agents, managers or representatives, to release the following information to other owners of the association:

_____ Email address(es) _____ Alternate physical/mailing addresses

We understand that by signing this authorization, we are waving our right pursuant to Florida Statute 718.111(12) not to have this information disclosed to other unit owners. We further acknowledge that if we do not sign this authorization, this information will not be included in any association directory or other association related documents which the Board of Directors may publish from time to time.

Phone numbers may be disclosed unless the owner directs not to.

_____ Do not disclose our phone numbers.

To be valid, this authorization must be signed by all owners of record of the lot.

Signature

Signature

Printed Name

Printed Name

Date

Date

PLEASE COMPLETE THIS FORM AND RETURN IT TO:

Magdalena Gardens
26530 Mallard Way
Punta Gorda, FL 33950
Phone: (941) 575-6764 Fax: (941) 575-7968
s.danko@starhospitalitymanagement.com