

**Magdalena Gardens Condominium Association**  
**Board of Directors Meeting**  
**January 17, 2022**  
**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 Linda Christ seconded to approve the December 20, 2021 minutes. The motion carried.

**Owner Comments on Agenda Items:**

Interest in using drought and sun tolerant shrubs.

Would like to plant shrubs near the entry unit.

Willing to purchase plants, with Board approval, to plant.

**Unfinished Business:**

Night Swimming for Spa: Arnie Paradis will send Sherry Danko the link to order lights with the hope they will meet the criteria for night swimming.

Asphalt Overspray: Sherry Danko reported that Simon Childs visited the property. She had not heard back.

**New Business:**

Landscape Requests & Proposals: Bob Arno reported he and Arnie Paradis met with Jay the Landscaper. Arnie Paradis would make copies of Jay's proposal and distribute. Bob Arno read a statement whereby he is proposing that owners can submit a proposal for plantings, which if the Board and surrounding owners approve, the owner may plant at their own expense. Bob Arno moved, and Linda Christ seconded to approve this policy. After some discussion, the motion carried unanimously.

Window Caulking: Linda Christ noted that unit 612 had been told their bedroom window would be caulked back in 2019. It never was. Linda Christ moved, and Arnie Paradis seconded to approve caulking the window. The motion carried with 4 "yes" votes and 1 "no" vote (Cory Charron).

Lockboxes: Arnie Paradis suggested a standard location for lock boxes as they are currently being installed in many different locations. Cory Charron moved, and Chris Zimmer seconded to consider the feasibility of moving all of the lockboxes to the rack near the pool equipment. The motion carried.

Political Signs: Sherry Danko presented the language from the attorney regarding election and political signs. Arnie Paradis moved, and Chris Zimmer seconded to adopt this language during the next set of Rules and Regulation changes. The motion carried. Cory Charron will send some revised language to Sherry Danko.

Guest Parking: Bob Arno made some introductory remarks about granting special permission for the use of guest parking. Cory Charron felt the Board should consider allowing more use of the guest spots by the residents. Unit 121 requested permission to park in guest parking for 5+ hours daily. The Board said no.

Annual Meeting: The Board agreed to hold the meeting poolside and with Zoom. The mailing would be sent by e-mail and hard copy as envelopes were needed for the election. Bob Arno would give a State of the Condo speech.

Violations & Fines: For the next Rules & Regs update, Cory Charron moved, and Bob Arno seconded to include language that would mirror the City commercial vehicle restrictions so that the City could be called to enforce. The motion carried. Also for the next update, Cory Charron moved, and Arnie Paradis seconded to add a prohibition for feeding animals to the nuisance section. The motion carried.

Rentals & Renewals: Report provided.

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

The buildings need to be inspected to see if pressure washing is needed in some areas.

Concern about playing in the retention pond.

Concerns about damaging personal property and bad behavior.

Asked if fees would go down—unlikely as insurance is expected to continue to increase.

Chris Zimmer stated she chose not to run for the Board due to travel commitments for the next year. She reminded folks that decisions are made by a majority of the Board, not just a single director.

**Next Meeting:** February 17, 2022 at 4:00 PM-Annual Membership Meeting.

**Adjournment:** Linda Christ moved, and Chris Zimmer seconded to adjourn. The motion carried, and the meeting adjourned at 11:05 AM.

Sherry Danko

Sherry Danko, for Chris Zimmer, Secretary/Treasurer