

Magdalena Gardens Condominium Association
Board of Directors Meeting
February 28, 2022
Minutes

Call to Order: The meeting was called to order at 10:02 AM via Zoom.

Establish a Quorum: A quorum was established with the following present: Bob Arno, Linda Christ, Mary Buzzell, Arnie Paradis, and David Bockmann.

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 1-17-22 minutes. The motion carried. Linda Christ moved, and David Bockmann seconded to approve the 2-17-22 organizational meeting minutes. The motion carried.

Owner Comments on Agenda Items: None.

President's Remarks: Bob Arno thanked the Directors for running for the Board. He hoped to improve communications between the two sides of the community. He would like to have representatives from both sides on committees. The following are the oversight Directors for the committees: Landscaping: David Bockmann, Maintenance: Arnie Paradis, Finance: Mary Buzzell, and Pool: Linda Christ. Committees will gather information and present to the Board.

Unfinished Business:

Pool Furniture: After some discussion about residents preferring the lounges, Linda Christ moved, and David Bockmann seconded to buy seven more lounges from Florida Patio at a cost of \$2023 plus tax. The motion carried.

Guest Parking: Linda Christ stated the Rules must be applied consistently. The Board may decided to revisit this at a later time.

Exterior Lanai Doors: Sherry Danko provided an update indicating doors were on back order and would be installed upon arrival by the owner.

Follow Up on Proxies: David Bockmann requested an update of who voted so the Board can pursue proxies. The Board agreed to reconvene the annual meeting on March 21, 2022 at 10 AM, prior to the Board meeting.

New Business:

Landscape Requests & Proposals: Bob Arno reported he turned the landscape responsibilities over to David Bockmann. Westcoast Lawn would be asked to spray for weeds and to pull weeds twice per month. They currently do this once per month. David Bockmann read the updated version of the proposed Rule to allow owners to plant shrubs near their courtyards. Bob Arno moved, and Linda Crist seconded to approve planning to adopt the policy as a Rule at a future meeting. After some brief discussion, Bob Arno withdrew his motion. Linda Christ withdrew her second. The Board would discuss further at the next meeting. David Bockmann and Bob Arno would obtain bids to redo the landscaping at the entry sign on the Magdalena side.

Landscape Contracts: David Bockmann moved, and Bob Arno seconded to approve the 3% increase for Westcoast Lawn for 2022. The motion carried. Bob Arno moved, and David Bockmann seconded to approve the renewal of Jay's Landscaping for the irrigation contract at the new price. The motion carried.

Fence Repairs: Arnie Paradis decried his proposed repair to the fence near the tennis courts which had top caps breaking. The Board agreed he could purchase brown wire ties to make the repair.

Buildings: Arnie Paradis spoke to the areas along the ground near Building 11 and a couple of others where the ground settled. It would need some fill dirt and sod. Bob Arno would get a bid from Jay's Landscaping.

Entry Light: Arnie Paradis suggested using solar lights to light the entry signs and palms. The solar lights would be a less expensive alternative. Arnie Paradis moved, and Bob Arno seconded to move forward with solar lights. The motion carried.

WordPress: Mary Buzzell explained the website was in Cory Charron's name. Rather than transfer to her, Mar Buzzell suggested putting it in Star's name. Mary Buzzell moved, and Bob Arno seconded to put the account in Star's name so they could pay with a Star credit card and get reimbursed by the Association. The motion carried.

Dryer Vents & HVAS Drains: Mary Buzzell spoke about the importance of dryer vent cleaning. She discussed pricing for owners to sign up and have their vents cleaned. The Board discussed adding a cleaning requirement to the Rules for the A/C and the dryer vent. Although the A/C drain lines typically are not shared at Magdalena Gardens, units 111 and 121 appear to be shared.

Maintenance Person: Sherry Danko reported she is looking for a replacement for Gerry Riley.

Violations & Fines: Bob Arno stated he would like two warning letters be sent and then levy a fine. The Board will discuss at a future meeting.

Rentals & Renewals: Report provided.

Owner Comments on Non-Agenda Items:

Tom Christ volunteered to pressure wash the pool deck and screen room floor. The Board agreed.

It was noted there was a typo in the organizational minutes that needs to be corrected.

If the future Rule is adopted to allow courtyard plantings by owners, the owner should be responsible if they break any irrigation.

Building 15 has a settled area that needs to be addressed.

Concern was expressed about proper attire in the pool and spa.

Next Meeting: March 21, 2022.

Adjournment: Arnie Paradis moved, and Linda Christ seconded to adjourn. The motion carried, and the meeting adjourned at 11:15 AM.

Sherry Danko

Sherry Danko, for Mary Buzzell, Secretary/Treasurer