

Magdalena Gardens Condominium Association
Board of Directors Meeting
March 21, 2022
Minutes

Call to Order: The meeting was called to order at 10:04 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: Bob Arno moved, and Arnie Paradis seconded to approve the 2-28-22 minutes. The motion carried.

Owner Comments on Agenda Items:

No lock boxes on the common area.

Reference to the smoking rule being ignored.

Unfinished Business:

Recap Proposed Rules & Reg Changes: Sherry Danko provided an overview of the proposed changes: feeding animals on common property is prohibited; mirroring the City of Punta Gorda Ordinance language regarding commercial vehicles; prohibition of political signs, and allowing landscaping in the courtyards. David Bockmann moved, and Linda Christ seconded to send the proposed changes to the membership for adoption by the Board at the April meeting. The motion carried.

Dryer Vents: Mary Buzzell provide information regarding the benefits of dryer vent cleaning, in terms of fire safety and more efficient operation. She provided some additional pricing. The Board would consider further at the next meeting. The Board discussed drafting a rule requiring the cleaning of dryer vents on a regular basis but decided to consider it at a future meeting.

Guest Parking: Bob Arno would like to see some language added about parking at another unit with an owner's permission. The Board decided against any parking rule changes at this time.

No Smoking at the Pool: The Board briefly discussed creating a rule about a designated smoking area at a future meeting.*

Lights for Night Swimming: Association Attorney Mike Cochran advised that adding lights for night swimming would be a material alteration and require a membership vote. The Board agreed to take no action at this time. The lights purchased would be returned.

Chinse Drywall Final Holdback Money: Sherry Danko reported a final amount of \$10,809.59. The money was deposited in the insurance account as insurance premiums continue to increase.

New Business:

Landscape Requests & Proposals: No proposals at this time. David Bockmann reported he spoke to Westcoast about trimming the palms. Most are self-cleaning. If anyone has a palm that needs attention, contact David Bockmann. Once the rainy season starts, a rejuvenation trim will be done to promote new and full re-growth. He is looking for volunteers to help cleanup dropping fronds. Three trees are being choked by some oaks. He will look into their removal.

Landscape Contract: Arnie Paradis was concerned areas between the buildings were being missed by the mowers. The mowing cycle is on the winter bi-weekly mowing cycle. Some areas grow faster than other areas due to the amount of sun versus shade.

Bylaw Conflict: Sherry Danko reported that an amendment to the Bylaws moving the annual meeting to January or February is in conflict with a reference in the Bylaws about the election being held at the annual meeting in March. This will need to be addressed at the next annual meeting.

Violations & Fines: Linda Christ moved, and David Bockmann seconded to send two violation letters, and then if still ignored, levy a fine and ask the hearing committee to meet to approve or disapprove the fine. The motion carried.

Rentals & Renewals: Report provided.

Owner Comments on Non-Agenda Items:

Question about repair and maintenance being over budget by \$601.32 for February.
Broken irrigation should be the responsibility of the owner if damaged during courtyard planting.
Board should account for maintenance expenses incurred by Gerry, the maintenance man.
Post maintenance duties on the website.

Linda Christ moved, and David Bockmann seconded to add the owner responsibility for damaged irrigation to the courtyard planting rule. The motion carried.

The attorney's proposed language about political signs was not agreed upon at an earlier meeting. Sherry Danko's proposed language was the preferred language. Linda Christ moved, and Bob Arno seconded to present Sherry Danko's language for the political rule. The motion carried.

Asphalt overspray.

Next Meeting: April 18, 2022.

Adjournment: Bob Arno moved, and Mary Buzzell seconded to adjourn. The motion carried, and the meeting adjourned at 11:136 AM.

Sherry Danko

Sherry Danko, for Mary Buzzell, Secretary/Treasurer

- It was later determined a rule regarding a designated smoking area already exists.