

Magdalena Gardens Condominium Association
Board of Directors Meeting
April 18, 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: Linda Christ moved, and Mary Buzzell seconded to approve the 3-21-22 minutes. The motion carried.

Owner Comments on Agenda Items:

Concerns expressed regarding children's behavior: food fights, toys, behavior, etc.

Owner feels the proposed change to the Rules & Regs regarding political signs in the garage is in conflict with the Documents. The same owner stated he felt many owners had political signs in their garages.

A question was raised regarding the irrigation invoices having been overcharged.

A statement was made regarding the original proposed language about feeding animals.

Unfinished Business:

Adoption of Proposed Rules & Regs Changes: Linda Christ moved, and David Bockmann seconded to adopt the Rule change regarding owners being able to plant in the courtyard areas. The motion carried. David Bockmann moved, and Linda Christ seconded to adopt the proposed Rule change, regarding feeding animals outside, as amended to read: "Feeding pets and wildlife on the Common Elements is prohibited." The motion carried. Linda Christ moved, and David Bockmann seconded to adopt the proposed Rule change regarding the display or storage of political signs in the lanai or garage in a manner which makes them visible from the outside. Following discussion, Mary Buzzell moved, and Linda Christ seconded to table the vote. The motion carried. Linda Christ moved, and Bob Arno seconded to adopt the Rule change regarding commercial vehicles. The Rule will mirror the City of Punta Gorda code regarding commercial vehicles. The motion carried.

Smoking at The Pool: It was noted a Rule already exists regarding smoking at the pool. After some discussion, Bob Arno moved, and Mary Buzzell seconded place the blue table and chairs with an umbrella outside of the cabana but inside the fence with a sign designating this as the new smoking area. The motion carried.

Parking: Mary Buzzell suggested identifying the single spots to be used for residents only. It was agreed to table the matter until November.

Pool Pave Repairs: Sherry Danko presented a bid from Paver Mac which included the repair, cleaning, and sealing for \$5803. Bob Arno moved, and David Bockman seconded to approve the repair only. The motion carried.

Lanai Panels: Arnie Paradis noted he had bids which were \$150 for the center unit panels, \$250 for the corner unit panels, and \$250 for screens. The standard will be the drawing mailed with the vote. Arnie Paradis would have his done as a model.

New Business:

Landscape Requests & Proposals: Mary Buzzell would look into the matter of the overcharges on the Jay's Landscape invoices. David Bockmann reported on the following: will start addressing the islands once the rainy season starts; likely will include one tree, two shrubs, more sod, and less mulch, shrubs will be pruned in

May; and the foxtail near Building 9 needs magnesium. There were bids from Jay's Landscape and West Coast for the entrance area on the Magdalena side. After some discussion, David Bockmann moved, and Bob Arno seconded to approve the bid from Jay's for \$2350. The motion carried with 4 "yes" votes and 1 "no" vote (Linda Christ). It was suggested to wait for the rainy season.

Tip of the Month: Mary Buzzell suggested putting unit maintenance tips of the month on the website regarding A/C service, smoke detector batteries, dryer vent cleaning, etc.. The Board supported this.

FPL Invoices: Mary Buzzell provided an analysis of electrical usage. She will be contacting FPL for some clarification. Suggestions included timers for the filter pumps and heaters, unplugging the refrigerator during the summer, etc.

Linda Christ moved, and David Bockman seconded to add the insurance renewal and paving repair to the agenda. The motion carried.

Play Area Concerns: The Board discussed the behavior of the children under the age of 12 playing around the community unsupervised. Toys are left around. Food is being thrown on the ground and at vehicles. Balls have been thrown at windows. The kids are pushing each other around in the trash cans. Violation letters will be sent.

Violations & Fines: Discussed above.

Rentals & Renewals: Report provided.

Insurance: Linda Christ moved, and Mary Buzzell seconded to approve the proposal from Assured Partners for \$69,380 for the property coverage. The motion carried.

Asphalt Patch: Arnie Paradis moved, and Bob Arno seconded to approve the bid from Asphalt Sealers for \$775. The motion carried.

Mary Buzzell noted she met with Bob Hajdu. They were researching options to earn more interest for the Association investments.

Owner Comments on Non-Agenda Items:

Questions regarding the Star maintenance man. Star did not charge the Association for replacing smoke detectors in a unit. The owner paid for this.

A tree was rubbing on the gutter and roof at unit 15.

Consider an amendment to restrict buyers from renting their units until after they own the unit for two years.

Be sure the change in the location of the designated smoking area is consistent with the Smoking Rule.

Checking on options for removal of the seal coating overspray.

Next Meeting: May 16, 2022.

Adjournment: Arnie Paradis moved, and Linda Christ seconded to adjourn. The motion carried, and the meeting adjourned at 12:07 PM.

Sherry Danko

Sherry Danko, for Mary Buzzell, Secretary/Treasurer