

Magdalena Gardens Condominium Association
Board of Directors Meeting
May 16, 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 Bob Arno seconded to approve the April 18, 2022 minutes. The motion carried.

Owner Comments on Agenda Items: None.

Unfinished Business:

Pool Pave Repairs: Mary Buzzell moved, and Linda Christ seconded to approve the full amount of the bid from Paver Mac for the repair, cleaning, and sealing as it was more cost effective (\$5803) than just approving the repair portion only (April meeting). The motion carried.

New Business:

Meeting Schedule: With the summer months upon the Association and many issues addressed, Bob Arno moved, and David Bockmann seconded to have May as the last regular meeting until the third Monday in September and then resume quarterly meetings. Discussion followed as noted: a special meeting could be called if necessary, concern if an owner had a landscape plan they would like approved, association landscape plans may need approval, and concern that quarterly meetings may be too few. Bob Arno and David Bockmann amended their motion to provide for monthly meetings starting in September. The motion carried with 4 "yes" votes and 1 "no" vote (David Bockmann). Arnie Paradis moved, and Linda Christ seconded to revisit in September, the in-season schedule for meetings. The motion carried.

Landscape Requests & Proposals: David Bockmann spoke on the following: 3-foot rule for access to the fire extinguishers, pallet of sod, removal of excess shrubs on the peninsulas, and list of approved plants for owner plantings. David Bockmann moved, and Bob Arno seconded to purchase a pallet of sod (up to \$1000) to use in various areas including along buildings 11 and 15. The motion carried. The Board discussed the 3-foot rule further: 3 feet from the wall and no higher than 4 feet high for visual and actual access to the extinguishers was requested by the Fire Marshall. The Board discussed the area between buildings 9 and 10 as raised by an owner. Owner can submit plans for plantings in this area. Mulch and sod will be considered to add to this area. David Bockmann moved, and Bob Arno seconded approve the list of approved plants as provided by David Bockmann. All are small and most are flowering. The motion carried. David Bockmann spoke about reducing the mulched areas on the peninsulas and adding sod. David Bockmann moved, and Arnie Paradis seconded to remove excess plant material on the peninsulas and add sod, using the peninsula between buildings 1 and 2 as a sample. The sod would come from the pallet approved earlier in the meeting. Shrubs would be transplanted where possible. The motion carried. Bob Arno reported that Jay's Landscaping located all of the irrigation boxes. West Coast lawn will dig out around them and edge going forward so they are not covered up again by grass. Sherry Danko reported that Jay acknowledged the e-mail sent to him about the invoices in question and that he would review them.

Pool Maintenance: With Gulfstream pooling out of the service area, Sherry Danko reached out to 6-7 different companies. Only Howard's responded. Linda Christ moved, and Mary Buzzell seconded to approve the bid from Howards (\$700 per month). The motion carried.

Investments: Mary Buzzell advised she spoke with Liz Crapet at Centennial Bank about changes to bring all accounts within FDIC coverage. Mary Buzzell moved, and Linda Christ seconded to open an ICS sweep account moving any funds in the reserve money market account over \$75,000 into the ICS account. The ICS account is FDIC insured. Mary Buzzell added she is still discussing CD and CDAR rates with the banks. Bob Hajdu suggested speaking to the CPA about cash flow needs for the reserves. Sherry Danko suggested the reserve schedule could assist with that.

TV at the Pool: Mary Buzzell suggested a sign at the pool reminding people to unplug the TV when leaving as it has been found left on several times when no one was there.

Water Shutoff Maintenance: Linda Christ spoke about the covers over the shut-offs—they were filled with garbage and critters. It was agreed to remove them and spray around them with weed killer so the weed whackers would not need to be used close to them.

Picnic Table: No longer an issue.

Violations & Fines: It was agreed to send all owners a letter requesting welcome mats be removed by August 1st. The Board discussed the issue of the tile in front of the downstairs middle units. Linda Christ moved, and Bob Arno seconded to consider clean slate language for this issue. The motion carried. The Board also discussed having the tile removed.

Rentals & Renewals: Report provided.

Owner Comments on Non-Agenda Items:

Display of political signs in the garage should be OK but not in the lanais.

Suggestion to create a rule to require garage doors to be closed when the resident is not working in the garage.

Bob Arno left the meeting at 11:12 AM.

Concern the garage was used to display a sign.

The TV already had a sign to unplug.

Check with the attorney regarding the engineer A/C drawings—would that be a material alteration?

Board cannot clean slate itself.

Would like to see a monthly report on reserves.

Post updated Rules and Regs on the website.

Explanation of maintenance and repair expenses.

Next Meeting: Discussed earlier in the meeting.

Adjournment: Linda Christ moved, and Mary Buzzell seconded to adjourn. The motion carried, and the meeting adjourned at 11:20 AM.

Sherry Danko

Sherry Danko, for Mary Buzzell, Secretary/Treasurer