

**Magdalena Gardens Condominium Association**  
**Board of Directors Meeting**  
**September 6, 2022**  
**Minutes**

**Call to Order:** The meeting was called to order at 11:00 AM via Zoom.

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

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 Arnie Paradis seconded to approve the May 16, 2022 and June 16, 2022 minutes. The motion carried.

**Owner Comments on Agenda Items:** None.

**Treasurer's Report:** Maty Buzzell reported on the investment strategies for the Association funds indicating she spoke with the CPA who advised against international investments. The Board discussed the water/sewer and electric expenses as well as reducing the pool and spa heater temperatures as a means to lower the electrical costs. Shutting the spa heater off during the summer due lack of use was discussed. Also, a solar cover for the spa for the winter months will be considered.

**Unfinished Business:**

Pool Paver Repairs: A second proposal from Paver Mac was provided for some additional work on a deck drain. The Board would consider scheduling next spring. Some pavers had risen where the recent work was done. Paver Mac would be contacted.

**New Business:**

Landscape Requests & Proposals: David Bockmann advised \$250 was spent on a pallet of sod which he installed around the community. It was considerable work. He discussed the plantings installed by unit 513 without approval. The owner had been advised to obtain approval from her other two neighbors and submit for Board approval before planting. She did not. It seems she did not know how to contact the owners. Sherry Danko would provide the contact information to 513. David Bockmann spoke about bare areas between 211/221 and 511/521. David Bockmann moved, and Linda Christ seconded to add a small palm to each of the areas (possibly a pony tail palm) at a cost of \$110 per palm. David Bockmann withdrew his motion and discussed the remaining landscape needs which would be considered in a single motion. He spoke on the following: two pony tail palms (noted above) for \$220; mulch for these areas, replace a dead foxtail near 911 for \$550; replace a dead palm near the pool for \$550; add a croton and monkey grass near 1213 where the elephant ears had been removed; and replace a dead pygmy date palm near 1112. Palms near 1412, 1113, and 621 will need treatment of a scale infestation. Linda Christ moved, and Kate Hitt seconded to approve \$3075 for the aforementioned list of landscape improvements. The motion carried.

Insurance Renewal: David Bockmann spoke briefly on an insurance webinar he recently participated in. More companies have pulled out of Florida. Bids are taking longer to obtain for renewals. Increases are being projected at 20-25 %. Mary Buzzell raised her concerns about having to replace the roofs sooner than anticipated in order to meet insurance requirements. Sherry Danko advised none of her condos with tile roofs have been approached yet with this issue. Single family homes-yes and flat and shingle condo roofs-yes.

Welcome Mat Policy: Another letter will be sent to owners with welcome mats still out advising they will be removed and put in storage if not removed within a designated period of time. Reference would be made to a third attempt for an amendment about allowing for welcome mats.

Doorbells: Linda Christ raised the issue of the camera installed above the entry door to unit 812 (Arnie Paradis). Arnie Paradis feels it is a smart doorbell and had been previously approved. Mary Buzzell read some language from a prior board meeting about the installation location (no higher than the deadbolt). The Board agreed to table further discussion until the next meeting to allow for more research.

Political Signs-Limited Common Elements: Mary Buzzell wanted the Board to re-address the proposed Rule regarding political signs in limited common elements that had been previously tabled. The Board agreed to research language which defines political signs, etc. and bring back to the next meeting for review. The Rule could be adopted at the following meeting.

Meeting Schedule: After some discussion, Linda Christ moved, and Arnie Paradis moved to schedule the monthly meeting on the third Tuesday beginning October 18, 2022 at 10 AM. The motion carried. Meetings during the summer time would be considered by the next Board.

Parking Spaces Between Buildings 11 and 15: Kate Hitt suggested allowing the parking spaces between Buildings 11 and 15 to be used by anyone for anything. Then it was suggested the three spots near the mailboxes be used for this. After further discussion regarding how to respond to owners when asked why only up to three units can take advantage of open parking, the matter was dropped.

Plantings Along Unit 513: Addressed earlier in the meeting.

Violations & Fines: Report provided.

Rentals & Renewals: Report provided. Sherry Danko was asked to confirm all current owner names were updated.

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

David Bockmann brought his suggested owner information sheet to provide to new owners with general information helpful to new residents. The Board agreed to review and discuss at the next meeting.

Closure times of the gates will be discussed at the next meeting.

A spa solar cover will be discussed at the next meeting.

The water filter in the refrigerator at the pool does not need changing.

**Next Meeting:** October 18, 2022 at 10 AM.

**Adjournment:** Linda Christ moved, and Arne Paradis seconded to adjourn. The motion carried, and the meeting adjourned at 12:47 PM.

*Sherry Danko*

Sherry Danko, for Mary Buzzell, Secretary/Treasurer