

**Magdalena Gardens Condominium Association**  
**Board of Directors Meeting**  
**November 22, 2022**  
**Minutes**

**Call to Order:** The meeting was called to order at 10:00 AM at Star Hospitality Management and 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:** Kate Hitt moved, and Mary Buzzell seconded to approve the October 18, 2022 minutes. The motion carried.

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

**Treasurer's Report:** Mary Buzzell reported that the CDARs were rolled over for the short term. When rates increase, they will be invested for a longer term.

**Unfinished Business:**

Hurricane Update: Sherry Danko provided some details about waiting on the insurance for their report. The Board agreed to move forward with getting bids on the fence repairs. The invoices would be submitted for reimbursement thru Velocity. David Bockmann spoke to debris cleanup and landscape restoration which will take place over a period of time. There is no insurance money for landscaping. Sherry Danko will obtain a bid for vacuuming out the drainage culvert near buildings 1-6. This should happen before the next rainy season.

Smart Doorbell vs Camera Issue: Mary Buzzell provided some background details stating she felt her research distinguished between a smart doorbell and a camera. The opinion from the attorney was also provided. Mary Buzzell moved, and David Bockmann seconded to ask unit 812 to remove the camera from the wall as it is not a smart doorbell. The Board discussed various brands as well as considering if the camera can be considered a smart doorbell. The vote failed with 2 "yes" votes and 2 "no" votes (Linda Christ and Kate Hitt), and 1 "abstention" (Arnie Paradis-812 is his unit).

Kate Hitt suggested holding a meeting in January that focused solely on changes to the Documents including the issue of doorbell versus cameras.

Discussion of Proposed Rule Change -Political Signage: Mary Buzzell opened discussion on possible language. The Board will take under consideration at the meeting noted above.

**New Business:**

Landscape Requests & Proposals: David Bockmann spoke about the \$3000 previously approved for replacement trees. \$1695 of replacements are scheduled to be replaced now. With the building repairs upcoming, David Bockmann moved, and Kate Hitt seconded to approve holding off on the balance of the work (\$1400) until after the repairs. The motion carried.

2023 Operating Budget & Reserves: Mary Buzzell opened discussion with the following suggestions: reduce pool repairs to \$6000 and reduce landscape improvements to \$4000 and add these amounts to insurance. Linda Christ moved, and Mary Buzzell seconded to approve the 2023 budget as amended. The motion carried. The monthly fee will be \$500. The Board discussed briefly changing to a metal roof.

Unit 213 Request for a Garage Door Screen: David Bockmann moved, and Kate Hitt seconded to approve the request. The motion carried.

Insurance Renewals: The Board had been previously supplied with the renewal packet. Linda Christ moved, and Mary Buzzell seconded to approve the renewal as presented. The motion carried.

**Violations & Fines:** Report provided.

**Rentals:** Report provided.

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

A reminder that condo watch is required by the Rules and Regs.

An owner shared a copy of a welcome letter from a former condo. Kate Hitt and David Bockmann continue to work on the welcome information.

A question was asked about the cameras.

**Next Meeting:** December 20, 2022 at 10 AM.

**Adjournment:** Mary Buzzell moved, and Linda Christ seconded to adjourn. The motion carried, and the meeting adjourned at 11:23 AM.

*Sherry Danko*

Sherry Danko, for Mary Buzzell, Secretary/Treasurer