

Magdalena Gardens Condominium Association
Board of Directors Meeting
January 18, 2023
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 Linda Christ seconded to approve the November 22, 2022 minutes. The motion carried.

Velocity: David Fairbanks and Donnie Karm gave an overview of their interactions with the adjusters to date. They had submitted a written estimate for full roof replacement. They will be present for the roofing company and engineer inspections scheduled by the desk adjuster. The Board and owners had the opportunity to ask questions.

Strategic claim Consultants: Brook Doyle and Bradley Feuss introduced themselves and provided information regarding their company and their ability to bring insurance claims to a successful conclusion. The Board and owners had the opportunity to ask questions. Their fee is 8% of the claim and is absorbed by Velocity so no extra outlay to the Association. The Board will decide at a later time if they need to hire a PA.

Owner Comments on Agenda Items: None.

Unfinished Business:

Hurricane Update: Discussed above.

New Business:

Landscape Requests & Proposals: The Board is in discussion with Premier about a landscape maintenance contract. There was reference to a stump in between buildings 10 and 11.

Moving the Dumpster: It is being removed today.

Hot Tub: By general consensus, the Board agreed to take no action on the small stain in the spa. It was noted the timer knob is stripped and needs to be addressed.

Gates: After some discussion, Linda Christ moved, and Arnie Paradis seconded to approve leaving the gates open 6 am to 6 pm. The motion carried. Linda Christ moved, and Mary Buzzell seconded to approve the gate repairs by SEL at a cost of \$17,259 plus tax. The motion carried. Most is from hurricane damage with a portion damaged by the City garbage truck. The City will be billed for their portion.

Preliminary Discussion on a Special Assessment: Until it is determined if there will be roof replacement or just roof repairs, the Board is not in a position to approve a special assessment.

Annual Meeting: Sherry Danko advised she would like to review the agenda for the annual meeting including which amendments the Board wishes to present to the membership. Linda Christ moved, and Mary Buzzell seconded to present the amendment regarding flammable products in the garage. The motion carried. Linda Christ moved, and Arnie Paradis seconded to present the amendment allowing welcome mats. The motion carried. Mary Buzzell moved, and Kate Hitt seconded to present the amendment allowing pocket screen doors for the entry door. The motion carried with 4 “yes” votes and 1 “no” vote (David Bockmann). By general consensus, the Board agreed to not include the amendment to allow tile on the concrete walkway in front of the X12 units. Linda Christ moved, and Mary Buzzell seconded to include votes on the rollover of surplus funds and the waiver of the more stringent financial reporting requirements. The motion carried. The Board agreed there will need to be some future amendments considered to address doorbells and cameras.

Other:

Obtain a bid to clean out the storm drains.

David Bockmann moved, and Mary Buzzell seconded to give written approval to units 213, 711, 812, and 1011 for their Lanai bottom borders. The motion carried. 712 added one not consistent with the amendment. It would need to be removed or altered to meet the standard.

Owner Comments on Non-Agenda Items:

Reserve expenditures and reports.

Drywall damage in unit 922 from broken pipe in wall.

Next Meeting: Annual Membership Meeting on February 21, 2023 at 4 PM..

Adjournment: Linda Christ moved, and Kate Hitt seconded to adjourn. The motion carried, and the meeting adjourned at 11:59 AM.

Sherry Danko

Sherry Danko, for Mary Buzzell, Secretary/Treasurer