

Magdalena Gardens Condominium Association
Board of Directors Meeting
June 20, 2023
Minutes

Call to Order: The meeting was called to order at 10:01 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 David Bockmann seconded to approve the 5-16-23 meeting minutes.

Owner Comments on Agenda Items: None.

Unfinished Business:

Hurricane Ian Update: Sherry Danko read an e-mail message from Strategic Claims. They expect the window report in late July or early August. The jury is still out on the roof.

Gates: Sherry Danko provided an update as noted by SEL noting the repairs are completed.

Financial Update: Mary Buzzell provided an update regarding the monthly financials and interest being earned.

New Business:

Landscape: David Bockmann provided an update indicating the mulch was completed and several shrubs needed replacement. Linda Christ moved, and Kate Hitt seconded to approve an amount not to exceed \$5000 for shrub replacement. The motion carried. The sod should be ready for installation within two weeks.

Insurance Appraisal: The recent appraisal indicated the insured values on the property and flood coverages needed to be evaluated for increases. Sherry Danko provided information on the funds in the insurance savings account. Linda Christ moved, and David Bockmann seconded to approve the increases for the property coverages (wind and X-wind) at this time. Discussion followed about the costs involved as well as the upcoming change for the X-wind. Linda Christ rescinded, and David Bockmann withdrew his second on the aforementioned motion. Linda Christ moved, and David Bockmann seconded to increase the insured value on the wind coverage only at this time. The motion carried. David Bockmann moved to increase the insured value for the X-wind policy effective July 29th when the policy was picked up by a new company. After some brief discussion, David Bockmann withdrew his motion. Linda Christ moved, and Kate Hitt seconded to approve the increase in insured value for the new x-wind policy. The motion carried. David Bockmann moved, and Linda Christ seconded to increase the flood insured values with the December 1 renewal. The motion carried.

Summer Meeting Schedule: Linda Christ moved, and David Bockmann seconded to cancel the July and August meetings and only schedule a meeting during this time if needed. The motion carried.

Next Meeting: September 19, 2023 at 10 AM.

Owner Comments on Non-Agenda Items:

Electrical repairs on poles, photocells, and GFIs.

Send inf to Mary Buzzell for weekly updates.

Post the updated appraisal on the website.

Adjournment: Linda Christ moved, and Kate Hitt seconded to adjourn. The motion carried, and the meeting adjourned at 10:56 AM.

Sherry Danko

Sherry Danko, for Mary Buzzell, Secretary/Treasurer