

Magdalena Gardens Condominium Association
Board of Directors Meeting
January 16, 2024
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, 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 Kate Hitt seconded to approve the 11-21-23 meeting minutes.

Unfinished Business:

Hurricane Update: Kyle Herring, Strategic Claim Consultants, provided an overview of the appraisal process for the claim. The required inspections will be scheduled within the next 2-3 weeks. The inspections should be for the roofs only. Any new leaks should be reported. Unit 422 reported a new leak. It is hoped the two appraisers will reach an agreement. If not, an agreed upon umpire will be called in. The process shall take another 3-4 months. Just got word the inspection is scheduled for January 31st at 10 am. Owners should not interact with the appraisers. The Board and owners had the opportunity to ask questions.

Owner Comments on Agenda Items:

Hurricane repairs other than the roofs.
Concerns about money.
Concerns about mold.
Standing seam metal roof.

Acceptance of Director Resignation: Mary Buzzell moved, and Linda Christ seconded to approve the resignation of David Bockmann. The motion carried.

Appointment to Fill Director Vacancy: Linda Christ moved, and Mary Buzzell seconded to appoint Carla Aldburger to fill the director position for the remainder of David Bockman's term. The motion carried. No action would be taken on the Vice President's position this close to the annual meeting.

New Business:

Landscaping Discussion and Proposals: Kate Hitt and Arnie Paradis walked the islands to see which were in need of plants and mulch. With help from volunteers, mulch and plants were put down. The next proposed project will be the West End entrance median.

Financial Investments: Mary Buzzell informed that the largest CDAR from Centennial Bank is earning 5.15% interest for 6 months.

Parking: Linda Christ and Mary Buzzell evaluated the parking spaces and opened discussion on how best to proceed. The Board discussed combinations of all open spots as well as some open and some for guests. Linda Christ moved, and Mary Buzzell seconded to approve all 33 parking spaces

as open parking. The motion carried. Residents still have a two-car limit. This will be included in the changes to the Rules and Reg to be adopted at the Organizational Meeting.

Holiday Decorations: Kate Hitt moved, and Linda Christ seconded to approve the formation of a decorating committee for common area. The motion carried.

Annual Meeting Amendments & Votes: Mary Buzzell moved, and Linda Christ seconded to include the proposed amendment (voting threshold for the Declaration, Bylaw amendment for meeting date conflict, rollover, waiver of the financial reporting requirement, and an opinion poll for cable) on the annual meeting agenda. The motion carried. Mary Buzzell will provide the cable information.

Next Meeting: February 20, 2024-Annual Membership Meeting.

Owner Comments on Non-Agenda Items:

Open gates during the day.

Linda Christ moved, and Mary Buzzell seconded to add the doorbell and keypad entry systems amendment to the annual meeting agenda. The motion carried.

Linda Christ moved, and Arnie Paradis seconded to include the cameras for this amendment also on the agenda. The motion carried with 4 “yes” votes and 1 “no” vote (Mary Buzzell).

Adjournment: Mary Buzzell moved to adjourn. The motion carried, and the meeting adjourned at 11:48 AM.

Sherry Danko

Sherry Danko, for Mary Buzzell, Secretary/Treasurer