

Magdalena Gardens Condominium Association
Board of Directors Meeting
March 19, 2024
Minutes

Call to Order: The meeting was called to order at 10:03 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, Carla Aldburger, and Maureen Preston.

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: Mary Buzzell moved, and Arnie Paradis seconded to approve the 1-16-24 meeting minutes. The motion carried. Linda Christ moved, and Carla Aldburger seconded to approve the 2-20-24 organizational meeting minutes. The motion carried.

Owner Comments on Agenda Items:

Comments on investing the insurance claims money to earn interest.

Rules regarding plantings around the community, including the entrances.

Unfinished Business:

Hurricane Update: Kyle Herring, Strategic Claim Consultants (SCC), provided an overview of the appraisal process for the claim. SCC will pay for the engineer the appraiser will hire. The process is moving along as expected. The two appraisers will bring their information and expert witnesses to the umpire. The umpire process will take 90 days. It will be some time in the summer before this process is over. Kyle Herring advised he is optimistic. Donnie Karm made some comments and agreed to start some of the smaller projects that would not be impacted by the roof replacement.

New Business:

Landscaping Discussion and Proposals: Linda Christ reported that Greg Lambert volunteered to fund new landscaping for the two entrances and removal of two pines and two palms. The Board discussed at length, including consideration of the City landscape requirements. Linda Christ moved, and Arnie Paradis seconded to approve the project contingent upon approval from the City. The motion carried.

Secretary Position: Linda Christ noted it would be appropriate to split the Treasurer and Secretary positions and have two directors share the responsibilities. Linda Christ moved, and Mary Buzzell seconded to separate the two positions and appoint Maureen Preston as the Secretary. The motion carried. Mary Buzzell suggested the Association consider purchasing a laptop that could be assigned to the director who is the Secretary as a good portion of the responsibilities are related to maintaining the website. Linda Christ moved, and Carla Aldburger seconded to approve up to \$500 for a laptop for the Secretary. The motion carried.

The Board agreed to revisit having Wi-Fi at the pool and determine if it was needed/wanted.

Next Meeting: April 16, 2024

Owner Comments on Non-Agenda Items:

Keeping the posted minutes on the website up to date.

Drainage issues near Buildings 1 and 2.

Adjournment: Arnie Paradis moved, and Linda Christ seconded to adjourn. The motion carried, and the meeting adjourned at 11:14 AM.

Sherry Danko

Sherry Danko, for Maureen Preston, Secretary