

Magdalena Gardens Condominium Association
Board of Directors Meeting
September 17, 2024
Minutes

Call to Order: The meeting was called to order at 10:11 AM at Star Hospitality Management and via Zoom.

Establish a Quorum: A quorum was established with the following present: Linda Christ, Mary Buzzell, Carla Aldburger, Maureen Preston, and Arnie Paradis.

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: Carla Aldburger moved, and Linda Christ seconded to approve the August 20, 2024 meeting minutes. The motion carried.

Owner Comments on Agenda Items: None.

Treasurer's report: Mary Buzzell gave a brief update and discussed closing a portion of the CDARS to have available for the portion of the lan repairs the Association will pay from reserves.

Unfinished Business:

Hurricane Ian Settlement: Linda Christ reported the repairs are moving forward full force. There are a couple of items to address now as part of the pressure washing and painting project. The insurance settlement did not include the painting of the lanais. Doing so now made the most sense. Linda Christ moved, and Arnie seconded to approve paying Velocity \$375 per lanai. The motion carried. Payment (\$33,750) would come from the building (painting) reserve. It was also noted the bottom portions of the door frames were rotted—due to many years of exposure to the irrigation. Approximately 50 units are affected. Linda Christ moved, and Carla Aldburger seconded to approve \$150 per unit. The motion carried. Payment would be made from the building (entry door) reserve.

New Business:

Landscaping:

Borders on Planted Areas Near the Front Doors: Carla Aldburger opened discussion about the mulch blowing around in these areas from the landscapers. She suggested a border of some type to keep the mulch in the planting area and to protect the shrubs. Carla Aldburger will bring a cost to the next meeting for installation in all courtyard areas.

West End Gates: Carla Aldburger reported that some owners were having difficulty with the gate clickers working inconsistently on the West End gates but all the time on the Magdalena side. Sherry Danko would contact the gate company.

Ratify Approvals: None.

Owner Questions: Owners asked questions on the following topics:

Bottoms of some doors may need repairs.

The pool area will be closed when removing the old roof tile and again during the installation of the new tile.

Next Meeting: October 15, 2024 10:00 am

Adjournment: Arnie Paradis moved, and Mary Buzzell seconded to adjourn. The motion carried, and the meeting adjourned at 10:36 AM.

Sherry Danko

Sherry Danko, for Maureen Preston, Secretary