

Magdalena Gardens Condominium Association
Board of Directors Meeting
October 22, 2024
Minutes

Call to Order: The meeting was called to order at 1:00 PM at Star Hospitality Management and via Zoom.

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

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 September 17, 2024 meeting minutes. The motion carried.

Owner Comments on Agenda Items:

Hurricane repairs look good. Thanks to the Board and Star.

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 Repairs: Linda Christ provided an update. Photos of the roofs in progress will be posted to the website.

New Business:

Landscaping:

Borders on Planted Areas Near the Front Doors: Carla Aldburger provided some information indicating the cost would be about \$690. She would bring pictures to a future meeting for review.

Pool & Spa Lights: One pool light and the spa light need to be replaced. Due to how they were reinstalled during the resurface project, a vendor other than Howard's must be used. Ultramarine Pool presented a bid for \$1320 per light. After some discussion, Linda Christ moved, and Mary Buzzell seconded to approve \$2640 for the two lights. If the replacement required total rewiring, the Board approved doing the third light now. The motion carried and would be funded from operating monies.

Draft 2025 Operating Budget and Reserves: Sherry Danko presented a draft and reviewed each line item with the Board. There was discussion about adding a reserve study update during 2025. Sherry Danko indicated she could get one done for \$3500 by McQueen Engineering. (The firm who did the last study was now charging \$7000-\$8000.) The Board agreed to add to the budget. Linda Christ moved, and Mary Buzzell agreed to present the proposed 2025 budget and reserves for \$603 per month at the November meeting for adoption. The motion carried.

Ratify Approvals: Linda Christ moved, and Carla Aldburger seconded to ratify the lease approval for unit 322. The motion carried.

Owner Questions: Owners asked questions on the following topics:

Trash

Reserves and the reserve study

Next Meeting: November 19, 2024 10:00 am

Adjournment: Linda Christ moved, and Carla Aldburger seconded to adjourn. The motion carried, and the meeting adjourned at 1:56 PM.

Sherry Danko

Sherry Danko, for Maureen Preston, Secretary