

**Magdalena Gardens Condominium Association**  
**Board of Directors Meeting**  
**November 19, 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, 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 October 22, 2024 meeting minutes. The motion carried.

**Owner Comments on Agenda Items:** None.

**Unfinished Business:**

Hurricane Ian Repairs: Linda Christ provided an update. Work should be completed by the end of January, weather permitting.

**New Business:**

Landscaping:

**Borders on Planted Areas Near the Front Doors:** Carla Aldburger noted the cost is \$26.97 for 90 feet. 27 rolls would be needed. She would share a picture of the border with the Board.

2025 Operating Budget & Reserves: There was discussion on how the tax obligation was handled. There were additional comments on the reserves and the Premier Landscape contract. Linda Christ moved, and Carla Aldburger seconded to approve the 2025 budget and reserves at \$598 per month per unit. The motion carried.

Insurance Deductibles: Linda Christ moved, and Maureen Preston seconded to approve the current deductibles: 3% Hurricane, \$5000 AOP, and \$1250 Flood per Building. The motion carried.

Annual Meeting: February 18, 2025 at 4:00 PM, poolside.

Holiday Decorations: Linda Christ briefly discussed the topic of holiday decorations for the entrances. Linda Christ moved, and Carla Aldburger seconded to approve up to \$1000 to add electrical outlets at each entrance for the decorations. The Board agreed to discuss the formation of a holiday decorating committee.

FL Statute 718 Update: Sherry Danko provided an overview of the changes to 718 that the Board needs to implement. She provided a written handout. It was suggested the handout be added to the website.

Ratify Approvals: None.

**Owner Questions:** Owners asked questions on the following topics:

Parking violations  
Screen reimbursement  
Current Rules and Regs on the website

**Next Meeting:** January 21, 2025 10:00 am

**Adjournment:** Linda Christ moved, and Maureen Preston seconded to adjourn. The motion carried, and the meeting adjourned at 10:53 AM.

*Sherry Danko*

Sherry Danko, for Maureen Preston, Secretary