

Magdalena Gardens Condominium Association
Board of Directors Meeting
April 15, 2025
Minutes

Call to Order: The meeting was called to order at 9:30 AM at Star Hospitality Management and via Zoom.

Establish a Quorum: A quorum was established with the following present: Linda Christ, Bob Hajdu, Jerry Gladney, Arnie Paradis and Maureen Preston.

Also present was Sherry Danko and Rebecca Friend-Allen, 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: Bob Hajdu motioned to approve the minutes from the March 18, 2025 meeting. Linda Christ seconded the motion. The motion carried.

Owner Comments on Agenda Items: concerns landscaping debris is being missed.

Treasurer's Report: Bob Hajdu gave an overview of the March financials. The association is in a good position currently and advised that we currently have enough to pay the property insurance in full this year.

Unfinished Business:

Plan for Unit 213 Downspout: The association has confirmed the work to be performed with the Desoto Landscaping and Premier Landscaping. No bids have been received for this work.

Building 5-Rear Slope Work: The association is still awaiting bids for this work from the above mentioned vendors.

Electric Cars: Discussion on setting guidelines and procedures to accommodate electric vehicles. Concerns include the electrical hookups required for the vehicles and options owners have currently.

New Business:

Landscaping: Designation of specific area for owners to place landscaping debris to ensure proper pick up by the landscapers. There are a few pine trees that appear to be dead and unsightly. Star Management will contact Premier about the pine tree removal.

Backflow Testing: The backflow test is scheduled for the afternoon of April 17th.

Hyper Fiber: Hyper Fiber is seeking association approval for Right of Entry to install fiber service lines in the Community. Linda Christ moved to and Bob Hadju seconded the motion to sign the access agreement. The motion carried.

Property Insurance Renewal: The Board reviewed the coverage quotes from Frontline Insurance who currently covers the association and Olympus Insurance Company. Currently the Association has a separate Xwind policy and a property insurance policy. The Cost to renew the current policies would be \$131,918.00. Olympus provided a proposal of \$119,077.00 that would cover xwind in the same

policy. Maureen Preston motioned to accept the proposal from Olympus. Arnie Paradis seconded the motion. The motion carried.

Trash Cans: The Board has noted an increase in owns leaving their trash cans out on non pickup days. The Board would like a reminder sent to the members to bring in trash cans and letters sent to owners who do not comply after that.

Home Watch: Owners should have a homewatch service to maintain their property when they are not in residence.

Pest Control: The Board reviewed the Procor service contract. The Board feels the current contract adequately covers the association and allows owners the option of receiving services for their unit if desired. By general consensus, the Board agreed not to commit to any additional services for unit 922.

Ratify Approvals: Bob Hadju moved, and Maureen Preston seconded to ratify the lease approvals for units 623 and 1321. The motion carried.

Owner Questions: Owners asked questions on the following topics:

When will wind mitigation report be available?

Annual Meeting minutes

Violations

Cameras

Reserve study

Contracts and insurance policies

Climbing the fence

Next Meeting: The next meeting will be May 20, 2025 at 9:30 a.m. in the Star office Board room. The May meeting is the last for the season.

Adjournment: Linda Christ moved, and Maureen Preston seconded to adjourn. The motion carried, and the meeting adjourned at 10:31 AM.

Sherry Danko

Sherry Danko, for Maureen Preston, Secretary