

Magdalena Gardens Condominium Association
Board of Directors Meeting
October 21, 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 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 September 21, 2025 meeting. Linda Christ seconded the motion. The motion carried.

Owner Comments on Agenda Items: Mulch, pool filter cleaning, cameras, storm drains, lights out in community, landscaping debris disposal, general landscaping to areas not growing properly.

Treasurer's Report: Bob Hajdu provided a report of the financials. Statutory CPA Audit will be done for 2025. CPA advised that an updated Reserve Study be completed.

New Business:

Landscaping: Association compared current contract to proposal for service received by Verticle Horizon Services. In comparing services, it appears the current landscaper fit the community's needs. Discussion also included "island" options other than turf/sod. Cost comparison to be analyzed for review.

Flood Insurance Renewals: Discussion on Flood coverage. Current limit is \$21,960 with a premium of \$123,338. The other option was to increase the coverage limit to \$21,975. And the premium to \$123,491. Maureen Preston motioned to opt for the increased coverage. Motion seconded by Bob Hajdu. All in favor.

Association CD Renewal: Bob Hajdu advised all CD's have been renewed.

Comcast Contract Renewal: : A cost/benefit analysis will be done and presented to the Board for review.

2026 Budget Discussion: Board requests management add a comparison of the monthly breakdown for 2025 and 2026. Budget spreadsheet to add 3 columns showing current year (2025) cost per unit (CPU) on each line item, Next year (2026) CPU line items, and increase or decrease CPU comparison.

The Comcast Cable contract will end in September of 2026. Discussion on if owners want to continue to pay for association cable. Management to send out a poll to members to see if this expense is acceptable.

Approvals: Linda Christ moved to accept the option 2 pool heater proposal from Alex Heating & Air Conditioning not to exceed the quoted \$10,300. Bob Hajdu seconded the motion. The motion carried.

Owner Questions: Questions about Comcast renewal and the backup battery for the cameras.

Next Meeting: The next meeting will be November 11, 2025 at 9:00 a.m. in the Star office Board room.

Adjournment: Bob Hajdu moved, and Arnie Paradis seconded to adjourn. The motion carried, and the meeting adjourned at 10:48 AM.

Rebecca Friend-Allen

Rebecca Friend-Allen, for Maureen Preston, Secretary