

**Magdalena Gardens Condominium Association**  
**Board of Directors Meeting**  
**May 20, 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, Jerry Gladney, Arnie Paradis and Maureen Preston. Bob Hajdu was absent.

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:** Arnie Paradis motioned to approve the minutes from the April 17, 2025 meeting. Linda Christ seconded the motion. The motion carried.

**Owner Comments on Agenda Items:** None

**Treasurer's Report:** Bob Hajdu provided a report of the financials that was read at the meeting.

**Unfinished Business:**

Plan for Unit 213 Downspout/Rear Slope work: The association has received only one bid from Premier Landscaping combining the down spout and slope work. It will be \$912.85 for the downspout and it will be \$1,222.03 for this for the rear slope work.

**New Business:**

Landscaping: Arnie Paradis motioned to approve the Premier Landscaping proposal for the downspout and slope work in the amount of \$2,132.88. Linda Christ seconded the motion. Motion carried. Arnie Paradis also would like to Board to look into mulching options for the community.

Window Specifications: The Board discussed what the current window specifications are. Currently all replaced windows must be hurricane glass and be grided in white on the outside to preserve the uniform appearance of the building.

Association Reserve Study: The Board instructed management to obtain a proposal from McQueen Engineering to perform a reserve study.

Comcast: Discussion that there were currently no issues with Comcast.

Summer Break: Linda Christ motioned the board will not hold monthly Board meetings in the summer months June -August. The board will begin regular Board meetings again in September. Maureen Preston seconded the motion. Motion carried.

Ratify Approvals: Linda Christ moved, and Jerry Gladney seconded to ratify the sale of unit 622. The motion carried.

**Owner Questions:** Linda Christ advised the pool will be closed for a week for a deep cleaning treatment June 2, 2025 - June 9, 2025. During this time, the spa will remain open.

**Next Meeting:** The next meeting will be September 16, 2025 at 9:30 a.m. in the Star office Board room.

**Adjournment:** Linda Christ moved, and Maureen Preston seconded to adjourn. The motion carried, and the meeting adjourned at 10:01 AM.

*Rebecca Friend-Allen*

Rebecca Friend-Allen, for Maureen Preston, Secretary