

Magdalena Gardens Condominium Association
Board of Directors Meeting
September 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 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: Linda Christ motioned to approve the minutes from the May 20, 2025 meeting. Maureen Preston seconded the motion. The motion carried.

Owner Comments on Agenda Items: Cable contract

Treasurer's Report: Bob Hajdu provided a report of the financials.

Unfinished Business:

Plan for Unit 213 Downspout/Rear Slope work: The work on the drain and slope was completed. The sod in the back of building 5 now seems higher than surrounding areas, management to contact landscaper to address.

New Business:

Landscaping: Sherry advised another landscape company will be providing a proposal for service for the association to review before the budget is approved.

Spa Repairs: The Board reviewed and approved the Howards pool repair invoices to repair the spa. Rebecca Friend-Allen advised another pool company has been contacted to bid on a maintenance contract.

Association CD Renewal: Bob Hajdu advised the CD is up for renewal he motioned to renew it. Linda Christ seconded the motion. Motion passed. The Board instructed management to obtain a proposal from McQueen Engineering to perform a reserve study.

Sherry Danko advised there appears to be an overage in interest this year. After discussion, Linda Christ motioned to move the overage of \$2,500.00 at year end into the painting reserve. Bob Hajdu seconded the motion. Motion carried

2026 Budget Discussion: Discussion of expenses and possible 2026 interest rates. Bob Hajdu to look into association CD's to see about different term lengths and interest options.

Fire extinguishers will need to be replaced in 2026. That cost is expected to be \$3,485. In addition to the regular fire inspections.

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.

Flood Barrier installation: This issue was tabled until more information could be obtained.

Approvals: Linda Christ moved, and Arnie Paradis seconded to approve the lease of unit 412. The motion carried.

Owner Questions: none

Next Meeting: The next meeting will be October 21, 2025 at 9:30 a.m. in the Star office Board room.

Adjournment: Linda Christ moved, and Jerry Gladney seconded to adjourn. The motion carried, and the meeting adjourned at 10:51 AM.

Rebecca Friend-Allen

Rebecca Friend-Allen, for Maureen Preston, Secretary