

Magdalena Gardens Condominium Association, Inc.
Annual Membership Meeting
February 24, 2026
Minutes

Call to Order: The meeting was called to order at 4:04 PM poolside.

Establish a Quorum: A quorum was established with 52 units represented in person or by proxy.

Proof of Notice: The notice was posted in accordance with the Association Bylaws and Florida Statute 718.

Approval of Minutes: Chris Zimmerman moved, and Jonathan Landon seconded to approve the February 18, 2025 membership meeting minutes as presented. The motion carried.

Owner Comments on Agenda Items: None.

Reports of Officers:

President: Linda Christ introduced the Board.

Treasurer: Bob Hajdu provided an overview indicating 2025 was a profitable year as compared to recent years. The 2026 increase was the lowest percentage increase in six years. Reserves are in good shape. There will be an audit for 2026 performed in 2027.

Unfinished Business: None.

New Business:

Landscape Improvement-Front Peninsula Areas: Arnie provided detail to change the grass and mulch to river rock and pavers. After the initial outlay for the changeover, the annual savings would be approximately \$6700 (no mowing and irrigating these areas). He shared renditions of what it would look like. If there was support, Arnie Paradis would continue seeking proposals. By a show of hands, the members present supported getting additional information and costs.

Cable and Internet: There was discussion about renewing or not renewing the Comcast/Xfinity cable contract. The Board was seeking owner input. By a show of hands, the majority of owners present indicated their support for not renewing the Comcast contract.

Dog Size: Linda Christ opened discussion on dog size indicating dog size was a frequent violation. She asked if there was any support to consider an amendment to increase maximum weight limit to 50 pounds. There was no real support.

Vote on the Rollover of Surplus Funds to Avoid a Potential Tax Liability: The vote passed unanimously.

Announcement of Directors: No election was needed as only three individuals submitted their intents for the three positions: Linda Christ, Arnie Paradis, and Maureen Preston. They will each have a two-year term. They join Bob Hajdu and Jerry Gladney who have one year remaining.

Next Meeting: Board meeting on March 17, 2026, at 10 am.

Owner Comments: Owners commented on the following topics:

Linda Christ thanked the mulch committee, decoration committee, and welcoming committee.

Three units are for sale.

One unit available for rent.

Monthly reserve report

Adjournment: With no further business to come before the membership, the meeting adjourned at 4:41 PM

Sherry Danko

Sherry Danko for the Board