

Magdalena Gardens Condominium Association
Board of Directors Meeting
January 20, 2026
Minutes

Call to Order: The meeting was called to order at 9:00 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, 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 moved, and Bob Hajdu seconded to approve the 11-18-25 minutes. The motion carried.

Owner Comments on Agenda Items:

Concerns about voting on an amendment for a 55 and older community

Unfinished Business:

Annual Meeting Agenda & Plans: Linda Christ moved to present the proposed 55 and older community amendment to the membership for a vote. There was no second, so the motion died. The agenda will include the following: rollover of surplus funds, landscape discussion on the peninsulas (would need a material alteration vote), and on Comcast. Pizza and drinks would be provided.

New Business:

Landscaping: Arnie Paradis will present information regarding his proposal to change the peninsulas at the annual meeting.

Dog Size Amendment: Linda Christ provided some details about dog size and the issues the condo faces at times. The Board agreed to include as a discussion item on the annual meeting agenda to determine if there would be support for an amendment for to increase pet weight to 50 pounds.

Investment Policy: Bob Hajdu presented a proposed investment policy for reserve funds. Linda Christ moved, and Arnie Paradis seconded to adopt the policy. The motion carried.

Ripple Fiber: Linda Christ indicated she saw on the Ripple website that they do offer TV. Sherry Danko would speak with her contact.

Asphalt Repairs: Sherry Danko presented a proposal for several repairs of asphalt where there were holes (trip hazards) around the storm drains in the road as well as a low area near building 15 for \$7300 plus an additional \$450 for an add on (sealcoat earlier patch). Linda Christ moved and Bob Hajdu seconded to approve the bid. The motion carried and would be funded from the reserves.

Lanai Cage Screws: Arnie Paradies would get pricing to replace the screws on the lanai cages.
Ratify Lease and/or Purchase Approvals: Linda Christ moved, and Arnie Paradis to ratify the lease approvals for units 221 and 1212 and the purchase application for unit 522. The motion carried.

Owner Questions: Owners asked questions on the following:

Reserve expense reports

Wind mitigation reports

Electric cars

Damage fences

Motorized scooters

Next Meeting: The next meeting will be February 24, 2026 at 4 PM poolside for the Annual Membership Meeting.

Adjournment: Linda Christ moved, and Arnie Paradis seconded to adjourn. The motion carried, and the meeting adjourned at 10:39 AM.

Sherry Danko

Sherry Danko, for Maureen Preston, Secretary