

**Magdalena Gardens Condominium Association**  
**Board of Directors Meeting**  
**November 18, 2025**  
**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:** Linda Christ moved, and Maureen Preston seconded to approve the 10-21-25 minutes. The motion carried.

**Owner Comments on Agenda Items:** None.

**Unfinished Business:**

Camera Update-Gates & Pool: Arnie is researching new cameras that will not need the internet. It will be discussed at a future meeting.

**New Business:**

Landscaping: Linda Christ reported that Premier adjusted the heads to minimize overspray wherever possible. At some point heads will need to be replaced due to the height they pop up. There was also a stuck irrigation clock that caused a zone to run for an extended period. Arnie Paradis provided renditions of adding pavers and stone to the peninsula areas. He anticipated the cost for materials only would range \$450-\$500 per peninsula. Arnie Paradis was still gathering information. It was suggested to take an opinion poll of the owners as part of the annual meeting.

Audit: Sherry Danko reported she reached out to the attorney regarding the need for an audit for 2025. Per the attorney, the vote taken in 2025 to waive the audit for 2025 was legitimate. The membership will not be able to vote in 2026 to waive the more stringent financial reporting requirements for 2026 per the Statute.

Christmas Decorations: Maureen shared some details regarding a suggested lanai decoration contest. The Board agreed to focus on decorating the two entrances. Linda Christ moved, and Bob Hadju seconded to approve \$500 for Christmas decorations. The motion carried.

Adoption of the 2026 Budget and Reserves: Linda Christ provided details from the proposed Comcast renewal. The Board discussed pros and cons of renewing it or not. No vote taken as yet. With no questions about the proposed budget, Bib Hajdu moved, and Linda Christ seconded to adopt the 2026 budget with a monthly fee of \$631. The motion carried.

Insurance Deductibles: Linda Christ moved, and Bob Hadju seconded to approve the following insurance deductibles: 3% hurricane CY, 1% wind/hail, \$5000 AOP, and \$1250 per building for flood. The motion carried.

Annual Meeting Date: February 24, 2026, at 4:00 PM.

Ratify Lease and/or Purchase Approvals: Linda Christ moved, and Arnie Paradis to ratify the lease approvals for units 611 and 613. The motion carried.

**Owner Questions:** Owners asked questions on the following:  
55+ amendment—the Board asked Sherry Danko to obtain language from the attorney  
Visitors versus tenants  
Rusting lanai screws  
Branch touching a gutter-

**Next Meeting:** The next meeting will be January 20, 2026 at 9:00 a.m. in the Star office Board room.

**Adjournment:** Linda Christ moved, and Bob Hadju seconded to adjourn. The motion carried, and the meeting adjourned at 10:22 AM.

*Rebecca Friend-Allen*

Rebecca Friend-Allen, for Maureen Preston, Secretary