

Magdalena Gardens Condominium Association
Board of Directors Meeting
March 17, 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: Bob Hajdu moved, and Arnie Paradis seconded to approve the 1-20-16 and 2-24-26 organizational meeting minutes. The motion carried.

Owner Comments on Agenda Items: None.

Unfinished Business:

Comcast/Xfinity: Based on owner input at the annual membership meeting, Linda Christ moved, and Arnie Paradis seconded to not renew the Comcast bulk contract effective July 31, 2026. The motion carried.

Internet at the Pool: Linda Christ moved, and Arnie Paradis seconded to keep the Comcast internet at the pool if the cost could be reduced to \$125 per month. The motion carried.

Ripple Access to Install Fiber: After some discussion, Linda Christ moved, and Bob Hajdu seconded to sign the Ripple agreement giving them access to install fiber. The motion carried.

Dog Weight: Linda Christ stated increasing the weight allowed for dogs was not supported by the members. Therefore, the weight will remain at 25 pounds and no more than two pets.

Lanai Cage Screw Replacements: The Board discussed the pricing from Jason Bihari Screens: \$76 for bottom units and \$200 for upper units. Arnie Paradis moved, and Linda Christ seconded to approve the \$75 for bottom units and \$150 for top units as well as reimbursing unit 323 who already had work done. The motion carried. Arnie Paradis will contact the contractor.

New Business:

Landscaping: Linda Christ noted an owner volunteered to pay for ground cover for the peninsulas. Types of ground cover or other options will be investigated,

Reserve Studies: Bob Hajdu asked Sherry Danko to obtain bids for a reserve study.

Wind Mits: Linda Christ gave an overview indicating the entry doors did not have the proper rating to get the full discount. The reports should be updated to state the windows, sliders, and garage doors do have the proper rating.

Insurance: Maureen Preston reported she spoke with USI about potential insurance savings. It was agreed to pursue this. Sherry Danko would send copies of the policy, wind mits, and appraisal.

Rules and Regs: The Board reviewed and finalized language for changes to the Rules and Regulations which included adding guest language to define when a guest needs a background check, electric charging stations, and leasing approval timeframe. Linda Christ moved and Arnie Paradies seconded to approve the following violation and fining policy: send one warning letter; if not remedied within 14 days, the Board will issue a fine retroactive to the date of the first letter. The motion carried. Bob Hajdu moved, and Linda Christ seconded to formally adopt (at the April meeting) the proposed changes for the following: definition of a guest and when a guest needs a background check (after 14 days when the resident is not in residence); electric charging stations; and the leasing approval timeline (14 days). The motion carried.

Fining Process: Handled under Rules and Regs.

Violations and Fines: Sherry Danko provided copies of the letters. The Board reviewed. No action is necessary at this time for fines.

Lease and Purchase Approvals: Linda Christ moved, and Bob Hajdu seconded to ratify the approvals for the following: leases for 122, 1522, 612, and 721. The motion carried.

Owner Questions: Owners asked questions on the following:
Rubber boots needed for downspout between buildings 2 and 3
Window repairs are the owner's responsibility

Next Meeting: The next meeting will be April 21, 2026 at 9 AM.

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

Sherry Danko

Sherry Danko, for Maureen Preston, Secretary