

**MAGDALENA GARDENS CONDOMINIUM ASSOCIATION, INC.**

**TO: ALL MEMBERS OF THE BOARD OF DIRECTORS AND ALL UNIT OWNERS.**

**Notice is hereby given that the Board of Directors Meeting for Magdalena Gardens Condominium Association, Inc. will be held at the date, time and place noted below.**

**Date: Tuesday – April 21, 2026**

**Time: 9:00 AM**

**Place: Star Hospitality Management-26530 Mallard Way, Punta Gorda, FL 33950 or Zoom  
Sherry Danko is inviting you to a scheduled Zoom meeting.  
Join Zoom Meeting**

**<https://us02web.zoom.us/j/85312133704?pwd=b5Zsa8o2O5RWFCaljGTWMUAhjhDN.1>**

**Meeting ID: 853 1213 3704**

**Passcode: 261907**

**One tap mobile**

**+13052241968,,85312133704#,,,,\*261907# US**

**Purpose: To Discuss Agenda Items Listed Below**

**Agenda: As required by law, the meeting Agenda is included with this notice**

**Posting: This notice with attached Agenda was posted and mailed in accordance with Association Bylaws and Florida Statute 718.**

**Magdalena Gardens Condominium Association, Inc.**

***Sherry Danko***

**Sherry Danko, CAM**

**For the Board**

**AGENDA:**

Call meeting to order

Establish a Quorum

Proof of Notice of Meeting

Approval of Minutes (4-6-26)

Owner Comments on Agenda Items -3 minutes

Unfinished Business

Adoption of Proposed Rules & Regs Changes (Guests, Lease Application/Submission Timeframe, & Charging Station)

Lanai Cage Screw Replacement

Reserve Study

New Business

Landscaping Discussion & Proposals

Violations & Fines

Ratify Lease & Purchase Approvals

Owner Questions – 3 minutes

Next Meeting

Adjournment

Posted 4-7-26

The agenda is subject to change up to 48 hours prior to the meeting for items not requiring a longer notice period. Please check the bulletin board or website.

**Magdalena Gardens Condominium Association, Inc.**  
**Proposed Changes to the Rules and Regulations**  
**April 21, 2026**

**Deletions indicated by a strike-through.**  
**Additions indicated by an underline.**

### **Leasing of Units**

Lessees require prior written approval from the Association before occupying a unit.

- A least ~~five (5)~~ fourteen (14) working days prior to the desired date of occupancy the Unit owner shall send to the management company a fully completed and executed "Application for Lease/Rental and Occupancy Approval" form.
- In addition, a background, credit, eviction & income check must be completed by the landlord or the realtor for each occupant who is 18 years of age or older who will reside in the unit, and it must be made available to the property manager at the time of submission. Alternatively, the Association may perform a background check; the cost of which will be funded by the landlord or tenant.

Board Action: Within those ~~five (5)~~ fourteen (14) working days the Board will approve or disapprove the proposed application. If the Board neither approved nor disapproved within that time, its failure to act shall be deemed the equivalent of approval, and on demand the Board shall issue a written letter of approval. The ~~five (5)~~ fourteen (14) day period commences when ALL required information has been submitted.

### **Addition to Guests**

**GUEST:** A guest is defined as any person who is physically present in or occupies a unit on a temporary basis at the invitation of the unit owners without payment consideration.

**GUESTS ARE ALLOWED TO STAY NO LONGER THAN TWO (2) WEEKS WHEN THE OWNER IS NOT PRESENT.** Should an extension of stay be needed, **MANAGEMENT MUST BE NOTIFIED.** Guests, age 18 and over, if requesting an extension, must submit a background check form, \$50 non-refundable fee per adult guest, and be approved using the same criteria for lease approvals (greater than 90-day occupancy).

### **Addition to Vehicles/Boats**

**CHARGING STATIONS:** An owner may install an electronic vehicle fueling station within the owner's designated limited common elements (in the owner's garage) and at the owner's expense. The charging station will be separately metered in the name of the owner or wiring will be tied back to the meter of the homeowner. Prior to installation, the owner will supply a copy of the selected contractor's proposal, and a copy of the city issued electrical inspection/installation permit. The unit owner is also required to provide a certificate of insurance to the association to cover potential claims and reimburse the association for any increased insurance premium amount attributable to the installation.