

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=b5Zsa8o2O5RWFCaliGTWMUAhahDN.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

Building 5 Update

Insurance Rewrite

New Business

Landscaping Discussion & Proposals

Woodpecker Damage

Comcast Boxes

Violations & Fines

Ratify Lease & Purchase Approvals

Owner Questions – 3 minutes

Next Meeting

Adjournment

Re-Posted 4-17-26



Bonita Springs | Punta Gorda | Sarasota

603 E Olympia Ave
Punta Gorda, FL 33950
Phone: (941) 206-3000
Toll Free: (800) 550-3379

www.consultengineering.com

PROFESSIONAL SERVICES AGREEMENT

Magdalena Gardens Condominium Association, Inc.

17 April 2026

c/o Sherry Danko
Star Hospitality Management
26530 Mallard Way
Punta Gorda, FL 33950

Subject Property:

240 West End Drive
Punta Gorda, FL 33950

Thank you for asking Consult Engineering, Inc. to provide this proposal to your Association. Consult proposes to provide the services outlined in this agreement and any other services requested.

Consult Engineering, Inc (hereinafter "CONSULTANT") and Magdalena Gardens Condominium Association, Inc. (hereinafter "CLIENT") agree that CONSULTANT will provide CLIENT with the two following services in accordance with the terms and conditions of this Agreement.

A. RESERVE & SIRS STUDY UPDATE: CONSULTANT's responsibilities shall include the following activities (hereinafter collectively referred to as "Services"):

1. Revise price and date of elevator project, recalculate contributions, incorporate any new photos of elevator, redistribute starting amounts for SIRS and Reserves, produce two updated reports,
2. CONSULTANT will require from the CLIENT:
 - 2.1. current reserve account information
 - 2.2. reserve balance on the first year the Reserve and SIRS Studies begins
 - 2.3. date last replaced/repared/updated, and documented cost (if available) for all items required by the association to be updated.

3. Analyze the estimated useful life, remaining useful life, and replacement or deferred maintenance costs of each asset using contractor estimates, pricing guides, or past project experience where applicable.
4. Conduct one (1) online meeting with multiple CLIENT board members (if required by the client) after submission of the first table of items and data, to discuss the estimated remaining useful life and cost valuations line-by-line.
5. A maximum of three (3) iterations of the assets lists, prices longevities, and remaining lives is allowed. The client is expected to provide full (not partial) reviews/markups of each iteration to maintain revision process efficiency. Three (3) phone discussions are allowed with one representative of the CLIENT for each of these three (3) iterations. Email correspondences are allowed between iterations but should include as many issues/questions as possible within each email to maintain revision process efficiency.
6. After the assets lists and data are finalized, a maximum of 3 starting reserve balance test scenarios is also allowable
7. Review any blueprints and documentation provided by the CLIENT. If available and requested; blueprints and documentation to be provided to CONSULTANT digitally or by mail within 1 week after the site visit. Additional reprographics charges will be applied for any hard copies we receive.
8. Calculate reserve fund requirements and recommended contributions over the twenty-nine (29) years. Line-Item, and Cash Flow (often referred to as "pooled") funding plans will be presented in the report for each building.
9. Provide a written report to the Association for the non-structural reserve assets and a separate report of the structural integrity reserve assets for each residential building that is three stories or higher. These reports will include a summary of each asset, an analysis of the reserve funds, and the funding plans. The reports will also include a brief commentary on any observed maintenance issues or building damage. Hard copies are available upon request for a nominal fee.
10. Final reports should be finished within approximately 2 months of the site visit if the revision process is not delayed by the CLIENT.

COMPENSATION:

CONSULTANT proposes to provide the above services for a lump sum fee of **\$1,500.00**.

CLIENT shall pay CONSULTANT as follows:

1. **A 50% deposit is required to be placed on our schedule for a site visit. This deposit is non-refundable once Consultant has begun working on any of the services outlined in this agreement.**
2. **The remaining 50% payment is due forty (40) business days after the issuing of the first draft of the lifetime / remaining life / replacement / funding schedule raw data table.**
3. **Any time spent by the CONSULTANT in response to revisions requested by the CLIENT, to the lifetime / remaining life / replacement / funding schedule raw data table, not requested BEFORE the submission of the final report, will be billed additionally to the lump sum fee as hourly.**

AssuredPartners of Florida

Premium Summary

Coverage	Premium	Carrier
Property	\$86,474.00 \$ 980.00 Fees	Olympus Insurance Company
Total Premium	\$87,454.00	

Fees are Fully Earned.

+AssuredPartners of Florida does not have direct binding authority with this market

Subjectivities

Property

- Policy Premium (Direct Bill – Payment in Full or Premium Financing Available)
- Signed Acord Application
- Signed Terrorism Disclosure
- Signed Flood Waiver
- Signed Policy Release Request

This description of insurance coverage is brief and is provided as a general understanding of the insurance proposed. Any references, terms and conditions are a general understanding provided as an accommodation only, and is not intended to act as a policy of insurance or a legal interpretation. You must refer to your specific contract of insurance for detailed term of coverage, conditions, exclusions and deductibles. You must read your policy.

Magdalena Gardens Condominium Association, Inc.

4/16/2026

Please find attached and below everything we need to cancel and rewrite the property policy to the new May 1st renewal date. If there are any questions at all please let us know. Thank you!

Items attached:

- Proposal
- Forms Link: [Click Here to Sign – Magdalena Gardens](#)
- Invoice: We will send this to you once we know how much the return premium on the existing policy will be.

	Current Policy (12/1/25-12/1/26)	New Policy (5/1/25-5/1/26)
Property Premium (A)	\$119,077	\$87,454
Total Building Limit/Values (B)	\$21,863,575	\$21,863,575
Property Rate (A) / (B)	0.54	0.39

Decrease in Annual Premium	\$31,623
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