

Magdalena Gardens Condominium Association
Board of Directors Meeting
April 21, 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: Linda Christ moved, and Bob Hadju seconded to approve the 4-6-2026. The motion carried.

Owner Comments on Agenda Items: None.

Unfinished Business:

Adoption of the Changes to the Rules and Regulations (Guests, Lease Application/Submission Timeframe, & Charging Stations): Bob Hadju moved, and Linda Christ seconded to adopt the proposed changes as presented. The motion carried.

Lanai Cage Screw Replacement: Arnie Paradis and Jerry Gladney will do an inspection to determine which units needed screw replacement. By general consensus, the Board approved reimbursement of \$200 to Kim Kosse for lanai screw replacement.

Reserve Study: Sherry Danko presented proposals from Consult Engineering (\$1500) and McQueen Engineering (\$3450). Bob Hajdu moved, and Linda Christ seconded to approve the bid from Consult Engineering. The motion carried.

Building 5 Update: After the trees behind the buildings are trimmed, and the gutters are cleaned, shade tolerant sod will be installed near the lanai door.

Insurance Rewrite: Sherry Danko provided the details from Assured Partners who advised the current carrier (Olympia) offered to rewrite their policy with a May 1, 2026 start date for a substantial savings (\$31,623). Bob Hadju moved, and Linda Christ seconded to approve the rewrite. The motion carried.

New Business:

Landscaping: No report other than the shrubs along the sides of the sidewalks to the courtyards need trimming. Premier has been notified.

Woodpecker Damage: Bob Hadju discussed damage to the shutters on Buildings 12-15 from woodpeckers. Bids would be obtained to repair and coat shutters on these buildings with deterrent.

Comcast Boxes: Take old boxes to any Comcast/Xfinity store to the UPS store at Bal Harbor Blvd..

Violations and Fines: Sherry Danko provided copies of the letters. Linda Christ moved and Bob Hajdu seconded to have the attorney send letters for all repeat violations. The motion carried.

Lease and Purchase Approvals: Linda Christ moved, and Maureen Preston seconded to ratify the approvals for the following: leases for 611 and 1211. The motion carried.

Owner Questions: Sherry Emard asked about owners are allowing tenants to destroy their units. The Board asked Sherry Danko to contact the attorney and ask about their responsibility to ensure this does not happen due to potential impact on property values.

Next Meeting: The next meeting will be May 19, 2026, at 9 AM.

Adjournment: Linda Christ moved, and Bob Hajdu seconded to adjourn. The motion was carried, and the meeting adjourned at 9:53 AM.

Sherry Danko

Sherry Danko, for Maureen Preston, Secretary