

Magdalena Gardens Condominium Association
Board of Directors Meeting
May 19, 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, and Maureen Preston. Arnie Paradis was absent

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 Linda Christ seconded to approve the 4-21-2026 minutes. The motion carried.

Owner Comments on Agenda Items: None.

Unfinished Business:

Lanai Screw Replacement: Unless there are some screws in dire need of replacement, the project will wait until the Fall when Arnie Paradis returns.

Insurance Update: Bob Hadju noted the policy was re-written with a new start date at a savings. The Board was waiting for confirmation of the calculations for the new premium.

New Business:

Landscaping: No report other than waiting on a sod proposal.

2025 Tax Return: Bob Hadju stated the 2025 tax due was less than anticipated. He anticipates only paying \$20,000 for 2026.

Gutter Cleaning & Tree Trimming: Sherry Danko presented bids from DeSoto Seamless Gutters, DeSoto Pressure Cleaning and Premier. After review of the bids, Linda Christ moved, and Bob Hadju seconded to approve the proposal from Premier (\$7578.35). The motion carried.

Summer Break: By general consensus, the Board agreed to hold no meetings in June, July, and August. They will meet in September. If an emergency arises, a meeting will be scheduled.

Sod Funding: As the Board will not meet until September and as she is waiting on a proposal for sod for specific bare areas, Sherry Danko requested that the Board approve some funds. Linda Christ moved, and Bob Hadju seconded to approve an amount not to exceed \$2,000. The motion carried. The work will be done once the summer rain begins to be steady.

Pool Closing: The pool will be closed for approximately five days beginning May 27th for an algae treatment.

Other: Units 111 and 711 need new photocells.

Violations and Fines: Sherry Danko reported she sent a letter of violation to 411 regarding a 20 lb. propane tank in the garage. The Board discussed problems with trash cans left out mainly by tenants.

Lease and Purchase Approvals: Linda Christ moved, and Bob Hadju seconded to ratify the approvals for the following: lease for 312 and sale for 1123. The motion carried.

Owner Questions:

Sherry Danko reported she contacted the Association attorney after last month's meeting when an owner asked if the Association should be playing a bigger role in protecting the interior of a unit from tenant damage. The attorney indicated unless something inside was the association's responsibility, the Board should not take on the liability for protecting the owners' property, etc.

No refund during 2026 when the Comcast contract ends.
What happens if an owner does not return the Comcast box?

Next Meeting: The next meeting will be September 15, 2026, at 9 AM.

Adjournment: Bob Hajdu moved, and Jerry Gladney seconded to adjourn. The motion was carried, and the meeting adjourned at 9:29 AM.

Sherry Danko

Sherry Danko, for Maureen Preston, Secretary