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: **Thursday – November 17, 2026**

Time: **9:00 AM**

Place: **26530 Mallard Way, Punta Gorda & Zoom**

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 (10-29-26)
Owner Comments on Agenda Items -3 minutes
Unfinished Business
    Behind Building 5
New Business
    Landscaping Discussion & Proposals
        Landscape Contract Renewal
    2027 Budget Adoption
    Approval of Insurance Deductibles
    Violations & Fines
    Ratify Lease & Purchase Approvals
Owner Questions – 3 minutes
Next Meeting
Adjournment

Posted 11-3-26

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.

Topic: Magdalena Gardens
Time: Nov 17, 2026 09:00 AM Eastern Time (US and Canada)

Join Zoom Meeting
https://us02web.zoom.us/j/81297832049?pwd=zdPokxyX729BS1r8TlWnSjDbTEQKV3.1

Meeting ID: 812 9783 2049
Passcode: 560928

One tap mobile
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	MAGDALENA GARDENS CONDOMINIUM ASSOCIATION					
	1/1/2027 -12/31/2027					
	Proposed Operating and Reserve Bud	Adopted	Actual		Proposed	Proposed
		Budget	Projected		Budget	2027
		2026	2026		2027	Monthly
		Income	Income		Income	per Unit
	Income of the Association					
	Assessments	**$681,586**	$681,586		**$628,450**	$582
	Interest from Operating	$0	$1,800		$0	$0
	Interest from Reserves	$48,000	$52,000		$48,000	$44
	Other Income	$0	$1,850		$0	$0
	Application Fees	$0	$350		$0	$0
	Late Fees	$0	$400			$0
	Total Income	**$729,586**	**$737,986**		**$676,450**	$626
			Projected			2027
		2026	2026		2027	Monthly
Acct #		Expenses	Expeses		Expenses	per Unit
	Expenses of the Association:					
00405	Background Checks	$0	350		$0	$0
00409	Administration of the Assoc.	$2,500	$1,350		$2,000	$2
	Financial Report & Tax Return	$0	$400		$7,500	$7
	Taxes	$20,000	$21,901		$15,000	$14
00410	Legal	$2,000	$2,750		$2,500	$2
00420	Cable TV	$57,360	$32,714		$0	$0
00421	Internet	$4,200	$4,261		$4,300	$4
00422	Trash Removal	$25,800	$27,288		$30,560	$28
00423	Pool & Spa Clleaning Contract	$8,820	$8,400		$8,640	$8
00424	Pool & Spa Repairs	$5,000	$4,000		$5,000	$5
00430	Electric	$12,850	$10,872		$11,500	$11
00435	Property/GL	$150,000	$141,467		$117,500	$109
00433	Flood	$169,790	$133,617		$147,000	$136
435	Appraisal 2026	0	400		0	$0
00438	Landscape Irrigation Water	$15,100	$15,600		$17,500	$16
00439	Irrigation Repairs	$3,000	$2,700		$3,000	$3
00440	Lawn Contract	$56,168	$56,168		$73,648	$68
00441	Landscape Improvements	$3,500	$3,700		$3,500	$3
00442	Mulch/Sod	$4,500	$7,580		$7,700	$7
443	Drainage-Erosion	$6,500	$145		$5,000	$5
00447	Licenses and Fees	$450	$450		$450	$0
00450	Management Fee	$24,046	$24,046		$25,008	$23
00460	Building	$12,000	$17,000		$14,000	$13
00465	Pest Control - Bldg.	$2,500	$2,102		$2,300	$2
00480	Water & Sewer	$73,939	$71,788		$80,400	$74
00485	State Corp. Fee	$61	$61		$61	$0
	Reserve Study	$3,500	$1,500		$0	$0
00490	Bureau of Condos	$360	$360		$360	$0
						$0
						$0
00493	Contribution to Reserve Interest	$0	$4,000		$0	$0

						$0
	Total Operating Expenses:	**$663,944**	**$596,970**		**$584,427**	$541
	Reserves	$65,642	$65,642		$92,023	
	TOTAL Expenses	**$729,586**	**$662,612**		**$676,450**	$626
	Monthly Maintenance Fee Per Unit:	**$631**			**$582**	

MAGDALENA GARDENS CONDOMINIUM ASSOCIATION

January 1, 2027 to December 31, 2027

Schedule 2-

Reserve Account	Estimated Replacement Cost	Espected Useful Life (Yrs.)	Est. Life Remaining (Yrs.)	Estimated Funds - 1/1/2027	Remaining Reserve Required	2027 Contribution	Fund Balance 12/31/2027
Roof Tile	1,802,500	25	23				
Soffit and Facia	149,981	25	23				
Gutters and Downspouts	154,500	25	23				
Roof Total	**2,106,981**			**1,173,372**	**933,609**	**40,592**	**1,213,964**
Exterior Paint	190,550	10	8				
Entry Doors	194,781	20	13				
Lania Enclosures	233,738	20	1				
Garage Doors	103,000	20	8				
Building Total	**722,069**			**527,577**	**194,492**	**28,209**	**555,786**
Pavement Sealcoat	11,524	3	1				
Pavement Replace	90,983	25	4				
Main Gate	6,493	15	1				
Side Gate	10,821	15	1				
Gate Openers	24,023	10	1				
Driveway Total	**143,844**			**133,925**	**10,273**	**9,267**	**143,192**
Resurface Pool and Spa	46,350	15	10				
Pool & Spa Equipment Allowance	25,235	10	1				
Pool Deck Pavers	26,214	20	5				
Pool Fence	34,519	20	5				
Funishings Allowance	15,914	15	10				
Pool and Spa Total	**148,232**			**109,157**	**39,075**	**6,293**	**115,450**
Three Foot Chainlink Fence	9,373	20	1				
Perimeter Fence W/Monuments	181,384	25	10				
Concrete Sidewalks	82,241	30	12				
Lighting Poles	16,664	20	6				
Electrical Allowance	44,367	10	1				
Mailboxes	25,461	20	3				
Drainage Maintenance	36,900	15	8				
Grounds Total	**396,390**			**342,569**	**53,821**	**7,662**	**350,231**
TOTAL CONTRIBUTION	**3,517,516**			**2,286,600**	**1,231,270**	**92,023**	**2,378,623**

Insurance Deductibles

$5,000 All Other Perils, Per Occurrence

5% Hurricane, Per Calendar Year, Per Building

1% All Other Wind/Hail, Per Occurrence, Per Building

5% sinkhole

Flood $1250 per building