



Townhouse Condominium Association I, Inc.

Board of Directors Meeting Minutes

October 30, 2024, at 9:00 AM

Held at the Marsh Landing Clubhouse, 22901 Marsh Landing Blvd, Estero, FL 33928

1. Call to Order – President Stier called the meeting to order at 9:00 AM.

2. Roll Call & Quorum Acknowledgement

Present: Directors President John Stier, and Secretary John Pellicci. Also present was Sherri Gray, representing NextGen Community Management. It was determined that a quorum of the Board was present.

3. Confirmation of Meeting Notice – The meeting was posted in keeping with Florida State Statutes.

4. Approval of Minutes – August 30, 2024

Motion: Motion was made by Mr. Pellicci to waive reading and approve the minute of August 30, 2024, Board of Directors Meeting; Seconded by Mr. Stier; **Vote:** All in favor; Motion passed.

5. Old Business:

a. Hotel discussion

Discussion of potential building and obstructed view and lack of vegetation was lacking; more discussion with Connie Mansfield, Master Board President will be needed in the upcoming future.

b. Community Updates

Garage light bulbs and contract with Northern Contracting discussed.

6. 2025 Budget

Motion: Motion was made by Mr. Pellicci to approve the 2025 Budget as presented; Seconded by Mr. Stier; **Vote:** All in favor; Motion passed.

7. Next Meeting – TBD

Adjournment- There being no further business brought before the Board of Directors, a motion to adjourn the meeting was made by Mr. Stier and seconded by Mr. Pellicci. The meeting was adjourned at 9:42 am.

Respectfully submitted,
Sherri Gray, CAM, CMCA®, AMS®