



Condominium Association I, Inc.

Annual Meeting Minutes

February 28, 2024, following 11:00 AM

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

Approved: 03/06/2025

1. Call to Order – Tom Iannotti called the meeting to order at 11:06 AM

2. Roll Call & Quorum Acknowledgement

Present: A quorum of 21 owners were present or by proxy. Also present was Sherri Gray representing NextGen Community Management.

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

4. Approval of 2023 Annual Meeting Minutes

Motion: Motion was made by Glownia (22988) to approve the 2023 Annual Meeting Minutes as presented. Seconded by McPhail (22956); **Vote:** All in favor; Motion passed.

5. Old Business

- Vigna (22969) inquired about the delay in landscaping enhancements caused by damages done during the paver project.
- Holt (22982) inquired about having Impeccable Lawn do the planting if they provided the plants.
- Cosette (22966) inquired about Bastos Pavers breaking the curb and why it's not been repaired.
- Several owners stated their concern about the lack of communication from the Board.
- Reinhardt (22979) informed that the fascia by her building still needs to be replaced.

Property Manager walked the property with Impeccable Lawn on Monday and will have a proposal for review in next few weeks.

6. New Business

Discussion of financials (reserves) and projects upcoming was discussed in detail. The balcony inspections are set to occur in the next several weeks. Until we have the results, it will be difficult to know if an assessment will be necessary or not. Painting of the building will occur in 2025 as that will give a year for reserve contribution to grow. The lighting is expected to be replaced at that time as the fixture is no longer being made and replacement parts are difficult to find.

There is a non-commissioned "paint committee" giving recommendations for paint colors for the building. As Condo 1 did not call for a committee, it was discussed among the members and decided that a committee be formed, they will look at the recommendations from the other and will report and recommend to the Board of Directors. If the paint color changes, it will require a vote of the members as a material alteration.

Motion: Motion was made by Glownia (22988) to create a Paint committee to research paint colors for 2025 repainting of the 9 buildings. Seconded by Holt (22982); **Vote:** All in favor; Motion passed.

Discussion of the need for the Governing Documents for Condo 1 is needed. They are old, outdated and contain developer rules. Association Legal Services will provide a bulk rate if multiple communities within

Marsh Landing participate. It is believed that at least 6 condos, the Master and possibility of Villas II will also participate. The anticipated cost will be \$1500; whereas without the discount, would be between \$3-6k.

Motion: Motion was made by Vigna (22969) to form an Ad Hoc Document Re-write Committee and contract with Association Legal Services at a rate not to exceed \$1500. Seconded by Cosette (22966); **Vote:** All in favor; Motion passed.

8. Proxy Questions

- A. Resolved that any excess of membership income over membership expense for the year ending December 31, 204, shall be applied to the subsequent member assessments.**

16 voted in favor.

3 against.

- B. Resolved that the Board of Directors has the authority to transfer Reserve Funds to other Reserve Funds as the need may arise for 2024.**

18 voted in favor.

1 against.

7. Adjournment- There being no further business brought before the Members, a motion to adjourn the meeting was made by Mr. Steir and seconded by Mr. Iannotti The meeting was adjourned at 12:18 PM

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