

First Notice

The Annual Meeting of the Members

Of

The Marsh Landing Townhouse Condominium Association, Inc.

“Condo One”

In accordance with the Bylaws of the Association, Section 718.468, Part VIII Florida Statutes, and Rule 61B-230021, Florida Administrative Code, you are hereby notified that the *Annual Election & Members Meeting* for the Association will be held at the following date, time and place.

Monday, March 3, 2025

9:00 AM

Marsh Landing Community Hall

22901 Marsh Landing Blvd.

Estero, Florida 33928

Notice and Clarification of Process

TO ALL MEMBERS:

On Monday, March 3, 2025, at 9:00AM at the Marsh Landing Community Hall, 22901 Marsh Landing Blvd., Estero, Fl. the Annual Membership Meeting of the Association will be held for the purpose of lawfully conducting business of the Association.

Subsequent to the “FIRST NOTICE”, you will receive a “SECOND NOTICE OF ANNUAL MEMBERSHIP MEETING” which Notice will specify the agenda, previous annual meeting minutes, proxy/ballot to vote for recommendations of the Board and other important information concerning the Annual Meeting.

The purpose of this Notice is to advise you of the date, time and place of the Annual Membership Meeting and that there are no Board spots open. NOTE that in keeping with the Association Covenants, section 3.1 “Members of the Board shall be elected for (3) years”. The last election was held in 2022, therefore there will not be an election in 2025 as members are fulfilling the 3rd year of their term.

There will be items for consideration of the Membership regarding changes to the governing documents and required authorization for use of reserves.

The information sheet(s) and proxy/ballot will be mailed to voting members prior to the annual meeting, in the “Second Notice” in accordance with Florida Statutes and/or the Governing Documents of the Association.

DATE: Mailed & emailed, January 2, 2025

**By Order of the Board of Directors
Sherri Gray, CAM, CMCA®, AMS®
Association Manager**