



Condominium Association II, Inc.

Annual Meeting Minutes

March 28, 2024, NOON

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

1. Call to Order – Roy Roberts called the meeting to order at 12:01 PM

2. Roll Call & Quorum Acknowledgement

Present: A quorum of 7 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 Al Zipperle to approve the 2023 Annual Meeting Minutes as presented. Seconded by Roy Roberts; **Vote:** All in favor; Motion passed.

5. President's Report

Roy Roberts reported on the recent Marsh Landing Presidents meeting.

- Each of the condos should have 1 representative on the painting committee. The committee will meet with paint company representatives to discuss possible color palettes: Shelly Peabody will be the Condo 2 rep.
- Gutter clean out is needed. Sherri Gray will reach out for additional quotes due to lack of movement from Impeccable.
- The fire at Condo 2 was discussed. Sherri Gray will reach out to Estero Fire for fire code for grills and alternatives for extinguisher boxes that are not covered in glass.
- The governing docs and the rules and regulations will be re-written.

6. Proxy Questions

A. Resolved, that any excess of membership income over membership expense for the year ending December 31, 2024, shall be applied to the subsequent member assessments. (The Board of Directors recommends voting **"IN FAVOR"** on this matter.)

A: ____ 7 ____ IN FAVOR ____ 0 ____ OPPOSED

B. Resolved, that the Board of Directors has the authority to transfer Reserve Funds to other Reserve Funds as the need may arise as needed for 2024. (The Board of Directors recommends voting **"IN FAVOR"** on this matter.)

B: ____ 7 ____ IN FAVOR ____ 0 ____ OPPOSED

8. Adjournment- There being no further business brought before the Members, a motion to adjourn the meeting was made by Roy Roberts and seconded by Nancy. The meeting was adjourned at 12:50 PM

Respectfully submitted,

Sherri Gray, CAM, CMCA®, AMS®