



9100

Townhouse Condominium "TWO" Association, Inc.
2023 Annual Membership Meeting
Minutes - Unapproved

The Marsh Landing Townhouse Condominium II Association Annual Membership meeting was held on Wednesday, February 15, 2023, at 9:00 AM at the Marsh Landing Clubhouse, 22901 Marsh Landing Boulevard, Estero, FL 33928.

Call to Order: at 9:00 AM by President Roberts.

Proof of Meeting Notice: the meeting was posted, mailed, and emailed, in keeping with Florida State Statutes.

Reading and Disposal of Minutes: Waived by unanimous consent of owners present.

Establish a Quorum: A quorum was established with 12 members present in person or by proxy.

Proxy Certification: The proxies were certified, and the referendum results were tabulated.

President Report: President Roberts spoke briefly about the paver project and reasoning of the Board.

Election of Board: In keeping with Florida State Statutes, no election was needed as there were 2 seats up for election and two candidates, so the Board will remain the same for 2023.

Reports of Officers: Treasurer Peabody spoke about the planned financing for the paver project and the term of the loan, total amount, and options. He also discussed the anticipated start date of the project and further information will be provided as plans are finalized.

The Board answered questions from owners and convey information about the project. Treasurer Peabody will again provide copies of the planned project costs, the loan needed and the anticipated change it would make for quarterly fees via email as he did previously.

Voting results from Signed Proxies:

- A. Resolved, that any excess of membership income over membership expense for the year ending December 31, 2023, shall be applied to the subsequent member assessments.

A: 11 - IN FAVOR 1 - 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 2023.

B: 10 - IN FAVOR 2 - OPPOSED

- C. Resolved, the Board of Directors be authorized to make changes to the "Common Elements" of the Association, such as altering the concrete driveways and walkways, and replacing the concrete with pavers. It is anticipated that use of reserve funds, retained earnings, and loan funding to complete the paver project.

C: 10 - IN FAVOR 2 - OPPOSED

****All referendum items were approved, and votes certified and will be kept for one year as is required by statute.**

Member Comments: A Member asked about paver project plan financing option and using a special assessment instead of financing. The Board clarified why it chose to finance. Insurance discussion was held regarding flood policies.

Adjournment: On a motion by Director Peabody and seconded by Director Roberts, all in favor, and the meeting was adjourned at 9:48 AM.

Respectfully Submitted,
Michael J. Towns, LCAM
For the Board of Directors
Marsh Landing Townhouse Condominium II Association, Inc.