



Townhouse Condominium Association II, Inc.

Board of Directors Meeting Minutes

October 30, 2024, at 10:00 AM

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

And ZOOM

1. Call to Order – President Roberts called the meeting to order at 10:00 AM.

2. Roll Call & Quorum Acknowledgement

Present: President Roy Roberts and Vice President Al Zipperle. 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 Previous Meeting Minutes

a. August 30, 2024

Motion: Motion was made by Mr. Zipperle to approve the meeting minutes as presented from August 30, 2024. Seconded by Ms. Testa; **Vote:** All in favor; Motion passed.

5. Old Business

a. Irrigation issues were discussed. Impeccable Landscaping to provide a copy of wet check results.

6. New Business:

a. Budget 2025

The board discussed that there should only be \$1k instead of \$5k towards the driveway reserve. The Board decided to vote at the Annual meeting to move the difference to Paint reserves.

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

7. Next Meeting – Community Roundtable discussion to discuss Governing Documents changes and painting color changes – Monday, November 11th at 9am.

8. Adjournment- There being no further business brought before the Board of Directors, a motion to adjourn the meeting was made by Mr. Zipperle and seconded by Ms. Testa. The meeting was adjourned at 10:38AM.

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