



## **Townhouse Condominium Association III, Inc.**

Board of Directors Meeting Minutes

October 30, 2024, 11:00AM

Held at the Marsh Landing Clubhouse, 22901 Marsh Landing Blvd, Estero, FL 33928 and by ZOOM.

1. Call to Order – President Cordisco called the meeting to order at 12:00 PM.

### **2. Roll Call & Quorum Acknowledgement**

**Present:** Directors President Beverly Cordisco, VP/Secretary Richard Uhart and Treasurer Russ Gray. 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 August 26 and August 30, 2024, Board Meeting Minutes**

**MOTION:** Russ Gray made a motion to approve the Meeting minutes from August 26 and August 30, 2024 as presented. Beverly Cordisco 2<sup>nd</sup> the motion; **All in Favor; Motion Passes**

### **5. New Business:**

#### **a. 2025 Budget approval**

**MOTION:** Rick Uhart made a motion to accept the 2025 Budget as presented with a special assessment to cover budgetary differences of \$700 per unit. The meeting to be held in 2024. Beverly Cordisco 2<sup>nd</sup> the motion; **All in Favor; Motion Passes**

5. **Next Meeting:** Owner workshop to be held on November 18<sup>th</sup> at 9:30AM to discuss proposed changes to the Governing Documents and paint color changes.

6. **Adjournment-** There being no further business brought before the Board of Directors, a motion to adjourn the meeting was made by Rick Uhart and seconded by Russ Gray. The meeting was adjourned at 11:50 PM.

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