



Condominium Association III, Inc.

Annual Meeting Minutes

March 22, 2024, NOON

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

1. Call to Order – Beverly Cordisco called the meeting to order at 12:00 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 Russ Gray to approve the 2023 Annual Meeting Minutes as presented. Seconded by Beverly Cordisco; **Vote:** All in favor; Motion passed.

5. President's Report

Beverly Cordisco 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: LuAnn Burghardt will be the Condo 3 rep.
- Mailboxes need to be replaced. They cost \$25 at Lowe's. Volunteers will install.
- Outside light fixtures will likely be replaced with building painting. Ideal to have a fixture with an LED bulb.
- 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.

6. Update Governing Docs/Rules & Regs

Rick Uhart commented on the possible rules that will need to be considered after the first draft of the Document re-write is presented. All present discussed on the subject.

7. 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. Homeowner Comments

Impeccable has two pending jobs that need to be addressed promptly or consider finding another vendor. Responsibility of weed removal in the plant beds.

9. Adjournment- There being no further business brought before the Members, a motion to adjourn the meeting was made by Beverly Cordisco and seconded by Rick Uhart. The meeting was adjourned at 12:50 PM

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