



**Condominium Association III, Inc.**

Annual Meeting Minutes

March 3, 2025, 10:30 AM

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

1. Call to Order – Rick Uhart called the meeting to order at 10:35 AM

**2. Roll Call & Quorum Acknowledgement**

**Present:** A quorum of 9 owners were present or by proxy. Also present was Zach Lomaka representing NextGen Community Management.

**3. Confirmation of Meeting Notice** – The meeting was mailed and posted in keeping with Florida State Statutes.

**4. Approval of 2024 Annual Meeting Minutes**

**Motion:** Motion was made by Joan Stockwall to approve the 2024 Annual Meeting Minutes as presented. Seconded by Suzanne Shingledecker; **Vote:** All in favor; Motion passed.

**5. President’s Report**

- No report due to illness

**6. Proxy Questions**

A. Resolved, that any excess of membership income over membership expense for the year ending December 31, 2025, shall be applied to the subsequent member assessments. (The Board of Directors recommends voting “**IN FAVOR**” on this matter.)

A:     \_\_\_ 9 \_\_\_ 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 2025. (The Board of Directors recommends voting “**IN FAVOR**” on this matter.)

B:     \_\_\_ 9 \_\_\_ IN FAVOR            \_\_\_ 0 \_\_\_ OPPOSED

C. Vote to approve the proposed Amended and Restated **DECLARATION OF CONDOMINIUM FOR MARSH LANDING TOWNHOUSE CONDOMINIUM ASSOCIATION III, INC.** (The Board of Directors recommends voting “**IN FAVOR**” on this matter.)

B:     \_\_\_ 8 \_\_\_ IN FAVOR            \_\_\_ 1 \_\_\_ OPPOSED

D. Vote to approve the proposed Amended and Restated **BYLAWS FOR MARSH LANDING TOWNHOUSE CONDOMINIUM ASSOCIATION III, INC.** (The Board of Directors recommends voting “**IN FAVOR**” on this matter.)

B:     \_\_\_ 9 \_\_\_ IN FAVOR            \_\_\_ 0 \_\_\_ OPPOSED

**7. Homeowner Comments**

It was discussed about getting fire blankets at the associations expense for each unit. Painting was discussed

**8. Adjournment-** There being no further business brought before the Members, a motion to adjourn the meeting was made by Rick Uhart and seconded by Suzanne Shingledecker. The meeting was adjourned at 11:15 AM

Respectfully submitted,  
Zach Lomaka, CAM