

MARSH LANDING TOWNHOUSE CONDOMINIUM III ASSOCIATION, INC.
c/o NextGen Community Management
9410 Corkscrew Palms Circle, Unit 201 Estero, FL 33928
Phone: 239-372-2996

To: All Marsh Landing III Members

Re: 2nd NOTICE OF ANNUAL MEETING AND ELECTION TO THE BOARD OF DIRECTORS

Notice is hereby given in accordance with the Bylaws of the association and the Florida Condominium Act that the Annual Meeting of the Membership and Board of Directors Election will be held on **March 16, 2026, at 11:00 AM**, in the Marsh Landing clubhouse located at 22901 Marsh Landing Blvd, Estero, FL 33928

The following is included in this packet:

- Agenda
- Proxy Instructions
- Proxy form
-

There are **two (2)** openings on the Board of Directors. We have received **one (1)** applicants wishing to serve on the Board of Directors. Since the number of candidates does not exceed the number of openings, an election will **NOT** be held at this meeting.

Whether you plan to attend the Annual Meeting or not, please complete and return the enclosed proxy so that a quorum may be established. A return envelope is provided for that purpose. Should a quorum of the Membership be in attendance, either in person or by proxy, the Association shall conduct all business scheduled for the Annual Meeting.

If you do attend the meeting, you may revoke your proxy and vote in person. We look forward to seeing you at the meeting. The meeting starts promptly at 11:00 AM so we ask that you arrive at 10:40 AM to sign in.

An Organizational Meeting of the new Board will convene immediately following the Membership meeting.

If you need to update your contact information, please contact Sherri@nextgcm.com.

On Behalf of your Board of Directors,

Sherri Gray, CAM, CMCA, AMS
NextGen Community Management

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ANNUAL MEMBERSHIP MEETING AGENDA

March 16, 2026, at 11:00 AM

22901 Marsh Landing Blvd., Estero, FL 333928

- 1) Calling of roll/Certifying of proxies/ Establish a Quorum**
- 2) Proof of Notice of Meeting**
- 3) Approval of Unapproved Minutes**
- 4) Director Report(s)**
- 5) New Business**
 - a. Board members for 2026**
- 6) Comments of the Membership (limited to 3 minutes per owner)**
- 7) Adjournment**

Notice of Board of Directors Organizational Meeting Immediately Following the Annual Meeting

- 1) Call to Order/Roll Call/Establish Quorum**
- 2) Proof of Notice**
- 3) New Business**
 - a) Election of Officers**
- 4) Adjournment**

GENERAL PROXY
MARSH LANDING TOWNHOUSE CONDOMINIUM III ASSOCIATION, INC.

The undersigned, owner(s) of Unit _____ [fill in your street address and Unit No.] in GBS Condominium Association appoints: **(Check one)** _____ (a) Beverly Cordisco, President on behalf of the Board of Directors; or _____ (b) _____ [if you check (b), write in the name of your proxy] as my proxyholder* to attend the annual meeting of the members Marsh Landing Townhouse Condominium III Association, Inc., to be held **March 16, 2026, at 11:00 AM at the Marsh Landing Clubhouse, 22901 Marsh Landing Blvd, Estero, FL 33928**

General Powers:

(You may choose to grant general powers, limited powers, or both. Check "General Powers" if you want your proxyholder to vote on other issues which might come up at the meeting and for which a limited proxy is not required.)

_____ I authorize and instruct my proxy to use his or her best judgment on all other matters which properly come before the meeting and for which a general power may be used.

THIS IS A GENERAL PROXY AND WILL BE USED ONLY TO ESTABLISH A QUORUM AND FOR VOTES ON PARLIAMENTARY AND PROCEDURAL ISSUES.

Date _____

SIGNATURE OF OWNER

SUBSTITUTION OF PROXY

The undersigned, appointed as proxy above, does hereby designate _____ to substitute for me in the proxy set forth above.

Date _____

Proxy _____

THIS PROXY IS REVOCABLE BY THE UNIT OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN. * If you do not check off (a) or you do not insert the name of your proxyholder in (b), then you will be deemed to have selected the designated Association officer to be your proxyholder.

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PROXY INSTRUCTIONS

Whether you plan to attend the Annual meeting or not, please complete and return the enclosed proxy so that a quorum may be established. It is highly critical that you please comply with this request. We cannot call the meeting to order without the proper representation. A return envelope is provided to return your proxy.

If you are unable to attend the Annual Meeting and wish to vote by proxy, please note the following information about PROXIES.

1. A proxy is for the purpose of appointing another person to vote for you as you specifically direct (except for non-substantive items) in the event that you might not be able to attend the meeting. It must be signed by the person authorized to cast the vote for the unit.
2. The proxy should be submitted to the Association prior to the scheduled time of the meeting. It can be hand-delivered, either by you or your proxy, or mailed to the Association as follows **Marsh Landing Townhouse Condominium III Association, Inc.** C/O NextGen Community Management, 9410 Corkscrew Palms Circle, Unit 201 , Estero, FL 33928. It is encouraged that the proxy be submitted as long before the meeting as possible in order to avoid delay in registration.
3. If you appoint a proxy holder and later decide you will be able to attend the meeting in person, you may withdraw your proxy when you register at the meeting.
4. A proxy may be revoked in writing or superseded by a later proxy to another person before the meeting takes place. It may also be assigned by the person designated on the proxy to a third person if the person you designate as proxy decides that he or she will not be able to attend the meeting.