

Marsh Landing Townhouse Condominium Association VII, Inc.

c/o NextGen Community Management
9410 Corkscrew Palms Circle #201,33928
239-372-2996 ~ office@nextgcm.com

BOARD OF DIRECTORS' MEETING MINUTES
October 29, 2025
Marsh Landing Community Clubhouse and via Zoom

1. Call to Order –President Philpot called the meeting to order at the Marsh Landing Clubhouse at 9:00 am.

2. Roll Call & Quorum Confirmation

Directors Jim Philpot, Christine Hay and Fran Roscow were present. Also present was Alexandra Segarra, CAM.

It was determined that a quorum of the Board was present.

3. Proof of Notice was posted & emailed – The meeting was emailed and posted in keeping with Florida Statutes.

4. Approval of Minutes –The minutes were tabled

5. Old Business:

There was no old business

6. New Business

a. Consideration and Approval of 2026 Association Budget

Motion: Motion was made by Ms. Hay to approve the 2026 Budget with quarterly dues of \$1,732 per unit; Seconded by Ms. Roscow; **Vote:** All in favor; Motion passed.

7. Owner Comments

There were no owner comments.

8. Adjournment- There being no further business brought before the Board of Directors, a motion to adjourn the meeting was made by Ms. Hay and seconded by Ms. Roskow. The meeting was adjourned at 9:33 am.

Respectfully submitted,
Alexandra Segarra, CAM, CMCA®, AMS®