



Condominium Association VII, Inc.

Annual Meeting Minutes

March 3, 2025 following 12:00 PM

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

1. Call to Order – Jim Philpot called the meeting to order at 12:03 PM

2. Roll Call & Quorum Acknowledgement

Present: A quorum of 8 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: No Motion Annual was approved at budget meeting

5. New Business

Discussion of financials (reserves) in detail.

Discussion of the final approval meeting 4/1/2025 for the Governing Documents for Condo VII. Proxies were sent out along with mailing with new documents.

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.

8 voted in favor.

0 against.

B. Resolved that the Board of Directors has the authority to transfer Reserve Funds to other Reserve Funds as the need may arise for 2025.

8 voted in favor.

0 against.

7. Adjournment- There being no further business brought before the Members, the meeting was adjourned at 12:55 PM by Ms. Hay 2nd by Ms. Roksow. All in favor.

Respectfully submitted,
Zach Lomaka, CAM