



## **Townhouse Condominium Association VII, Inc.**

Board of Directors Meeting Minutes

August 30, 2024, at 10:00AM

Held at the NextGen Office 9160 Corkscrew Blvd Estero, FL 33928 (Via Zoom)

**1. Call to Order** – Jim Philpot called the meeting to order at 10:03 AM.

**2. Roll Call & Quorum Acknowledgement:** **Jim Philpot, Christine Hay and Fran Roscow. (Via Zoom)- Kevin Gaffney with KPG Accounting.** NextGen Community Management Tiffany Wright, CAM and Sherri Gray, CAM also present.

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

### **4. Approval of Previous Meeting Minutes**

**Motion:** Motion was made by Mr. Philpot to approve the meeting minutes from February 12, 2024; Seconded by Ms. Hay **Vote:** All in favor, Motion Passed.

**5. Old Business:** N/A

### **6. New Business:**

Mr. Gaffney went over the preliminary 2025 budgets regarding some increments from some vendors. Mr. Philpot spoke on the remaining life of 4 years left for the painting. Mr. Philpot also requested to wait until November to finalize the 2025 budgets for a more in deep numbers for all increases.

**7. Next Meeting – TBD**

**8. Adjournment-** There being no further business brought before the Members the meeting was adjourned at 10:18 AM

Respectfully submitted,  
Tiffany Wright, CAM