



Townhouse Condominium Association VII, Inc.

Board of Directors Meeting Minutes

October 30, 2024, at 1:00PM

Held at the Marsh Landing Clubhouse and by ZOOM

1. Call to Order – Jim Philpot called the meeting to order at 1:02 PM.

2. Roll Call & Quorum Acknowledgement: Jim Philpot, Christine Hay and Fran Roscow. Sherri Gray represented NextGen Community Management.

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 Ms. Hay to approve the meeting minutes from October 30, 2024; Seconded by Ms. Roscow; **Vote:** All in favor, Motion Passed.

5. Old Business: Discussion of December meeting of as many of condo 7 owners to discuss the proposed changes to the Governing Documents in round table workshop.

6. New Business: 2025 Budget Approval

The Board explained changes to reserve account funding.

Motion: Motion was made by Mr. Philpot to approve the 2025 Budget as presented; Seconded by Ms. Roscow; **Vote:** All in favor, Motion Passed.

7. Next Meeting – TBD

8. Adjournment- There being no further business brought before the Members the meeting was adjourned at 1:17 PM

Respectfully submitted,
Sherri Gray, CAM, CMCA®, AMS®