



Townhouse Condominium Association VIII, Inc.

C/O NextGen Community Association
9410 Corkscrew Palms Cir, #201
Estero, FL 33928
239-372-2996 ~ office@nextgcm.com

Drafted: 03/03/2025

Annual Membership Meeting
March 1, 2025, at 11:00 AM

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

1. Call of the roll or determination of quorum

- a. Meeting was called to order at 12:15pm by Yuri De Los Santos
- b. Present was Joan "Sue" Crews, Michael Frankie, Marjorie Barnett. Also present was Yuri De Los Santos with NextGen Community Management.

2. Reading or disposal of minutes of last members' meeting

Motion: Motion was made by Sue Crews to approve the minute of April 24, 2024; Seconded by Michael Frankie; **Vote:** All in favor; Motion passed.

3. Reports of Officers

- a. A small discussion was had regarding the gutter. They were fixed ij February
- b. A small discussion was had regarding insurance. Insurance was \$1,344,000
- c. A discussion was had regarding the dryer vent. Lint Out completed the job in February.
- d. A small discussion was had regarding First Extinguisher. They were replaced in December.
- e. A small discussion was had regarding painting. Marsh Landing #8 will wait until 2026.

4. Board of Directors announced for 2025

- a. No

5. Proxy question Results

- 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. (The Board of Directors recommends voting

 8 IN FAVOR 0 OPPOSED

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

 8 IN FAVOR 0 OPPOSED

6. Homeowner comments

- a. No additional comments were made.

7. Adjournment

Motion: Motion was made by Marjorie Barnett to adjourn at 12:31am; Seconded by Michael Frankie; **Vote:** All in favor; Motion passed.



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Organizational Meeting:

Immediately after the annual membership meeting

1. Certifying quorum – Call to Order
Organizational Meeting was called to order at 12:32 pm by Yuri De Los Santos
2. Proof of Notice of Meeting
 - a. The meeting was posted in keeping with Florida State Statutes 718.
3. New Business –
 - a. Elect Officers

Motion: Motion was made by Sue Crews to have the current board remain in their current seats; Seconded by Marjorie Barnett; **Vote:** All in favor; Motion passed.

4. Adjournment.

Motion: Motion was made by Sue Crews to adjourn at 12:33pm; Seconded by Michael Frankie; **Vote:** All in favor; Motion passed.

Respectfully submitted,

Yuri De Los Santos, CAM
Marsh Landing Townhouse Condominium, Association VIII, Inc.