



Townhouse Condominium Association IX, Inc.

Board of Directors Meeting Minutes

December 1, 2023, at 2:30 PM

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

1. Call to Order – President Bittner called the meeting to order at 2:35 PM.

2. Roll Call & Quorum Acknowledgement

Present: Directors President Annette Bittner, and Treasurer Paul Lewis. Also present were Sherri Gray and Alexandra Segarra, representing NextGen Community Management. It was determined that a quorum of the Board was present.

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

4. Approval of Previous Meeting Minutes

Motion: Motion was made by Mr. Lewis to approve the meeting minutes of the Board of Directors' meeting held on November 28, 2023 as presented; Seconded by Ms. Bittner; **Vote:** All in favor; Motion passed.

5. Old Business:

6. New Business:

a. Management Contract

Motion: Motion was made by Ms. Bittner to accept the proposal from NextGen Community Management with a start date of January 1, 2024; Seconded by Mr. Lewis; **Vote:** All in favor; Motion passed.

b. Engineer Inspections

Motion: Motion was made by Mr. Lewis to schedule all lanais to be inspected by Velocity Engineering at cost not to exceed \$600; Seconded by Ms. Bittner; **Vote:** All in favor; Motion passed.

11. Next Meeting: TBD

12. Adjournment- There being no further business brought before the Board of Directors, a motion to adjourn the meeting was made by Ms. Bittner and seconded by Mr. Lewis. The meeting was adjourned at 3:15 PM.

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