



Townhouse Condominium Association IX, Inc.

Board of Directors Meeting Minutes

February 16, 2024, at 9:30 AM

Held at NextGen Community Management, 9410 Corkscrew Palms Cir., Unit 201, Estero, FL 33928

1. Call to Order – President Bittner called the meeting to order at 9:30 AM.

2. Roll Call & Quorum Acknowledgement

Present: Directors President Annette Bitner, Treasurer Paul Lewis and VP/Secretary Ginny Chiapel. Also present was Sherri Gray, 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. New Business:

a. Management Contract

Motion: Motion was made by Ms. Bitner to contract with Associated Legal Service for Document re-write at a expense not to exceed \$1500; Seconded by Ms. Chiapel; **Vote:** All in favor; Motion passed.

5. **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 9:49 AM.

Respectfully submitted,

Sherri Gray, CAM, CMCA®, AMS®