



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

Board of Directors Meeting Minutes

October 30, 2024, at 3:00 PM

Held at the Marsh Landing Clubhouse and Zoom

**1. Call to Order** – Ginny Chiapel, called the meeting to order at 3:00 PM.

**2. Roll Call & Quorum Acknowledgement Present:** Ginny Chiapel, Paul Lewis and Annette Bitner. 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. Bitner to approve the meeting minutes from August 28, 2024; Seconded by Ms. Chiapel **Vote:** All in favor, Motion Passed.

### **5. Old Business:**

Plant replacement and electrical car charger was discussed

### **6. New Business: 2025 Budget**

**Motion:** Motion was made by Ms. Chiapel to approve the 2025 budget as presented; Seconded by Ms. Bitner. **Vote:** All in favor, Motion Passed.

### **7. Next Meeting – TBD**

**8. Adjournment-** There being no further business brought before the Members, a motion to adjourn the meeting was made by Ms. Chiapel and seconded by Mr. Lewis. The meeting was adjourned at 3:26 PM

Respectfully submitted,

Sherri Gray, CAM, CMCA®,AMS®