



Townhouse Condominium Association IX, Inc.

Annual Membership Meeting Minutes

August 28, 2024, at 9:30AM

Held at the NextGen Office 9160 Corkscrew Blvd Estero, FL 33928 (Via Zoom)

1. Call to Order – Tiffany Wright, CAM called the meeting to order at 10:00 AM.

2. Roll Call & Quorum Acknowledgement Present: Ginny Chiapel and (Paul Lewis- Via Zoom) Annette Bitner didn't attend. NextGen Community Management Tiffany Wright, CAM and Sherri Gray, CAM also present.

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. Chiapel to approve the meeting minutes from February 16, 2024; Seconded by Mr. Lewis **Vote:** All in favor, Motion Passed.

5. Old Business: N/A

6. New Business:

Tiffany CAM reminded the board of the certification course that is required by June of 2025. Tiffany CAM will send out an email in October for a date to review and finalize the 2025 budget and hold a BOD meeting.

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 10:18 AM

Respectfully submitted,
Tiffany Wright, CAM