



Townhouse Condominium Association I, Inc.

Board of Directors Meeting Minutes

April 12, 2024, at 10:00 AM

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

1. Call to Order – President Stier called the meeting to order at 10:00 AM.

2. Roll Call & Quorum Acknowledgement

Present: Directors President John Stier, VP/Treasurer Tom Iannotti, and Secretary John Pellicci. 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. Approval of Minutes – January 10, 2024

Motion: Motion was made by Mr. Iannotti to waive reading and approve the minute of the January 10, 2024, Board of Directors Meeting; Seconded by Mr. Pellicci; **Vote:** All in favor; Motion passed.

5. President's Report:

President Stier gave an update on projects at Marsh Landing Condo 1.

6. Treasurer's Report:

Mr. Iannotti reported on the financials as of 2.29.24. Operating assets total \$27, 279.49. Reserve assets total \$162, 508.14. Total Cash assets: \$189.787.63. Budget is \$835.84 over budget YTD – due to office expenses (statutory mailings). There is one Owner delinquency.

7. Unfinished Business

a. Document Rewrite

The contract with Association Legal Services was signed and returned this week. As we get updates, we will inform the Doc re-write committee and the community.

b. Landscape Proposal

Impeccable Landscape provided a proposal that includes 12 cocoplum, 2 arbutus, 3 dwarf ixora and 2 croton – installed for \$494.00.

Motion: Motion was made by Mr. Iannotti to approve the landscaping improvement proposal by Impeccable Landscaping for \$494. Seconded by Mr. Pellicci; **Vote:** All in favor; Motion passed.

c. Engineer Inspection

The engineering inspection was completed a couple of weeks ago and we are awaiting the results. The latest update was that their report was 75% complete.

d. Painting Committee

At the Annual Member meeting, the community voted on a painting committee. In February, the Marsh Landing Condo Presidents met and agreed to one (1) representative per association to meet with Florida

Paints to discuss a few color palettes that would first be submitted to the Master Board for Approval and then the community for their vote. After the Annual Meeting, owner JoyAnna Anderson volunteered to be on this committee and is the representative for Condo 1. The committee has their first meeting on April 19th.

e. Handyman

The Board discussed that the current handyman (Danny, with Impeccable) has been very unreliable. NextGen will provide contacts for the Board to interview for upcoming projects.

8. New Business

a. Directory Committee

The Board and community discussed having a Condo 1 directory. Four owners have agreed to be on this committee to develop a directory. NextGen will assist as needed.

9. Homeowner Comments

Exterior light replacement, soffit repairs, additional paint committee members and woodpecker holes were discussed.

Adjournment- There being no further business brought before the Board of Directors, a motion to adjourn the meeting was made by Mr. Iannotti and seconded by Mr. Pellicci. The meeting was adjourned at 10:59 am.

Respectfully submitted,
Sherri Gray, CAM, CMCA®, AMS®