

Notice

The Annual Meeting of the Members

Of

The Marsh Landing Townhouse Condominium Association, Inc.

“Condo Two”

In accordance with the Bylaws of the Association, Section 718.468, Part VIII Florida Statutes, and Rule 61B-230021, Florida Administrative Code, you are hereby notified that the *Members Meeting* for the Association will be held at the following date, time and place.

Monday, March 10, 2025

9:00 A.M.

Marsh Landing Community Hall

22901 Marsh Landing Blvd.

Estero, Florida 33928

Enclosed with this Notice are the Following Items:

- 1. Agenda**
- 2. Minutes from the 2024 Meeting**
- 3. Proxy/Ballot**
- 4. Proxy Ballot return Envelope**
- 5. Proxy Ballot Instruction Sheet**

CLARIFICATION THAT THERE WILL NOT BE AN ELECTION IN 2025.

Notice and Clarification of Process

TO ALL MEMBERS:

On Monday March 10, 2025, at 9:00am at the Marsh Landing Community Hall, 22901 Marsh Landing Blvd., Estero, Fl. the Annual Membership Meeting of the Association will be held for the purpose of lawfully conducting business of the

You are receiving this “NOTICE OF ANNUAL MEMBERSHIP MEETING” which provides the agenda, previous annual meeting minutes, and proxy to vote for recommendations of the Board and other important information concerning the Annual Meeting.

The purpose of this notice is to provide the required information and proxy for important referendums for the community. At the Annual Membership Meeting there will not be an election. In 2023, there were three (3) Board Member seats available and three members that will serve a three-year term. The Board will be serving the 3rd term of their three-year term in 2025. The attached proxy details important items for members to indicate their preference for items for consideration of the Membership regarding common area changes, Declaration and Bylaw updates, and required authorization for use of reserves.

DATE: Emailed, February 9, 2025

Zachary Lomaka, CAM
Association Manager

Dear Marsh Landing Townhouse Condominium II Members:

The Marsh Landing Townhouse Condominium Association II, Annual Members Meeting will be held on Monday, March 10, 2025, at 9:00 A.M. at the Marsh Landing Clubhouse, 22901 Marsh Landing Boulevard, Estero, FL 33928. The Agenda is as follows:

AGENDA

1. Call to Order
2. Proxy Certification
3. Quorum Requirement Satisfaction
4. Proof of Meeting Notices Affidavits
5. Reading and Disposal of 2024 Annual Meeting Minutes (included in packet)
6. President's Report
7. Reports of Officers
8. Certification of Proxies
9. Voting Results (Proxies)
10. Member Comments
11. Adjournment

NOTE: An organizational meeting of the Board will immediately follow the Annual Meeting to elect officers.

If you are unable to attend the meeting in person, we ask that you please return your Proxy, in the envelope provided. A quorum must be present, in person or by Proxy in order to legally conduct business of the Association. The enclosed Proxy has been designed to meet the requirements of Florida law.

Lastly, there are three voting matters shown on the Proxy form. This first is commonly known as the 'rollover' method that transfer surplus funds, if any' for the current year to the next budget year. The second provides the Board flexibility to shift funds within the Reserve categories, if needed. The third is the Governing Document and Bylaws Update. These three matters require member approval and are considered a formality in complying with regulations as well as providing the Board more flexibility to address Association needs. The Board of Directors recommends voting "IN FAVOR" on all issues.

If you plan on attending the Annual Meeting in person, there will be ballots available (if needed) at the meeting for your use. We look forward to seeing many of you at the meeting, otherwise PLEASE return your Proxy as instructed.

Sincerely,

Board of Directors
Marsh Landing Townhouse Condominium Association, Inc.

IMPORTANT

If you doubt or definitely know, you will be unable to attend the Marsh Landing Townhouse Condominium Association II, Annual Membership Meeting on March 10, 2025, at 9:00 AM at the Marsh Landing Clubhouse, it is crucial that you return the PROXY in the envelope provided.

VOTING BY PROXY

Instruction Sheet 2025

If you are unable to attend the Annual Meeting and wish to vote by proxy, please note the following information about PROXIES.

1. A proxy is for the purpose of appointing another person to vote for you as you specifically direct (except for non-substantive items) in the event that you might not be able to attend the meeting.
2. The proxy should be submitted to the Association Secretary prior to the scheduled time of the meeting. It can be mailed to the Association or hand delivered either by you or your proxy. It is encouraged that the proxy be submitted as long before the meeting as possible in order to avoid delay in registration.
3. If you appoint a proxy and later decide you will be able to attend the meeting in person, you may withdraw your proxy when you register at the meeting.
4. A proxy may be revoked in writing or superseded by a later proxy to another person. It may also be assigned (substituted) by the person designated on the proxy to a third person if the person you designated as proxy decides that he or she will be unable to attend the meeting.
5. A proxy form is enclosed with this notice for your use, if needed.

The envelope can be mailed to the Association or hand delivered to the Clubhouse Office. If the Office is closed, you may slide them under the Office door.

It is encouraged that the PROXY be submitted as long before the meeting as possible in order to avoid delay in registration.

Deliver to:

Marsh Landing Townhouse Condominium Association II

c/o Marsh Landing Clubhouse

22901 Marsh Landing Blvd.

Estero, FL 33928

MARSH LANDING TOWNHOUSE CONDOMINIUM ASSOCIATION II, INC.
LIMITED PROXY

The undersigned owner, or their voting Representative, of (street address) LONE OAK DRIVE
Estero, FL 33928, at Marsh Landing Townhouse Condominium Association II, Inc., a Condominium Association, hereby
appoints (check one):

_____ (A) Secretary of the Association, on behalf of the Board of Directors, or

_____ (B) _____ (If checked, write the name of your proxy)

As my Proxy holder to attend the meeting of the members of the MARSH LANDING TOWNHOUSE CONDOMINIUM ASSOCIATION II, INC. to be held on **Monday, March 10, 2025, at 9:00 AM.** at the Marsh Landing Community Clubhouse, 22901 Marsh Landing Blvd., Estero, FL 33928. The Proxy holder named above has the authority to vote and act for me to the same extent that I would if personally present, with power of substitution.

General Powers: *(You may choose to grant general powers, limited powers or both. Check the blank immediately below this paragraph if you want your proxy holder to have general powers to vote on any issues which might come up at the meeting, for which a limited proxy is required.)*

_____ I hereby authorize and instruct my Proxy to use his or her best judgment on all other matters, which properly come before the meeting and for which a general power may be used.

Limited Powers: *(For your vote to be counted on the following issues, **you** must indicate **your** preferences in the blanks provided below.)*

_____ I specifically authorize and instruct my proxy holder to cast my vote in reference to the following matters as indicated below:

I HEREBY SPECIFICALLY AUTHORIZE AND INSTRUCT MY PROXY TO CAST MY VOTE IN REFERENCE TO THE FOLLOWING MATTERS AS INDICATED BELOW.

- A. Resolved, that any excess of membership income over membership expense for the year ending December 31, 2025, shall be applied to the subsequent member assessments. (The Board of Directors recommends voting **"IN FAVOR"** on this matter.)

A: _____ **IN FAVOR** _____ **OPPOSED**

- B. Resolved, that the Board of Directors has the authority to transfer Reserve Funds to other Reserve Funds as the need may arise as needed for 2025 (The Board of Directors recommends voting **"IN FAVOR"** on this matter.)

B: _____ **IN FAVOR** _____ **OPPOSED**

- C. Vote to approve the proposed Amended and Restated **DECLARATION OF CONDOMINIUM FOR MARSH LANDING TOWNHOUSE CONDOMINIUM ASSOCIATION II, INC**
The Board recommends voting "In favor"

C: _____ **IN FAVOR** _____ **OPPOSED**

- D. Vote to approve the proposed Amended and Restated **BYLAWS OF CONDOMINIUM FOR MARSH LANDING TOWNHOUSE CONDOMINIUM ASSOCIATION II, INC.**
The Board recommends voting "In Favor"

D: _____ **IN FAVOR** _____ **OPPOSED**

The undersigned ratifies and confirms any and all acts and things that the proxy may do or cause to be done in the premises whether at the meeting referred to above or any change, adjournment, or continuation of it and revokes all prior proxies previously executed.

Dated: _____ Signed: _____

Homeowner PRINTED Name: _____

STREET ADDRESS: _____

DO NOT USE BELOW THIS LINE EXCEPT FOR SUBSTITUTION

The undersigned, appointed as Proxy above, does hereby designate _____ to substitute for me in the Proxy set forth above.

Dated: _____ Signed: _____

Proxy PRINTED Name: _____

This proxy is revocable by the unit owner and is valid only for the meeting for which it is given and any lawful adjournment. In no event is the proxy valid more than ninety (90) days from the date of the original meeting for which it was given.



Condominium Association II, Inc.

Annual Meeting Minutes

March 28, 2024, NOON

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

1. Call to Order – Roy Roberts called the meeting to order at 12:01 PM

2. Roll Call & Quorum Acknowledgement

Present: A quorum of 7 owners were present or by proxy. Also present was Sherri Gray representing NextGen Community Management.

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

4. Approval of 2023 Annual Meeting Minutes

Motion: Motion was made by Al Zipperle to approve the 2023 Annual Meeting Minutes as presented. Seconded by Roy Roberts; **Vote:** All in favor; Motion passed.

5. President's Report

Roy Roberts reported on the recent Marsh Landing Presidents meeting.

- Each of the condos should have 1 representative on the painting committee. The committee will mee with paint company representatives to discuss possible color palettes: Shelly Peabody will be the Condo 2 rep.
- Gutter clean out is needed. Sherri Gray will reach out for additional quotes due to lack of movement from Impeccable.
- The fire at Condo 2 was discussed. Sherri Gray will reach out to Estero Fire for fire code for grills and alternatives for extinguisher boxes that are not covered in glass.
- The governing docs and the rules and regulations will be re-written.

6. Proxy Questions

A. Resolved, that any excess of membership income over membership expense for the year ending December 31, 2024, shall be applied to the subsequent member assessments. (The Board of Directors recommends voting **"IN FAVOR"** on this matter.)

A: ___7___ IN FAVOR ___0___ OPPOSED

B. Resolved, that the Board of Directors has the authority to transfer Reserve Funds to other Reserve Funds as the need may arise as needed for 2024. (The Board of Directors recommends voting **"IN FAVOR"** on this matter.)

B: ___7___ IN FAVOR ___0___ OPPOSED

8. **Adjournment-** There being no further business brought before the Members, a motion to adjourn the meeting was made by Roy Roberts and seconded by Nancy. The meeting was adjourned at 12:50 PM

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