

Notice

The Special 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, April 7, 2025

9:00 A.M.

Marsh Landing Clubhouse

22901 Marsh Landing Blvd.

Estero, Florida 33928

Enclosed with this Notice are the Following Items:

- 1. Agenda**
- 2. Proxy/Ballot**
- 3. Proxy Ballot return Envelope**
- 4. Proxy Ballot Instruction Sheet**

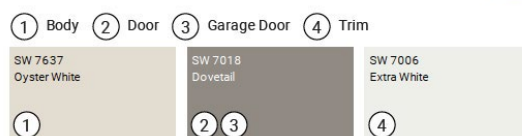
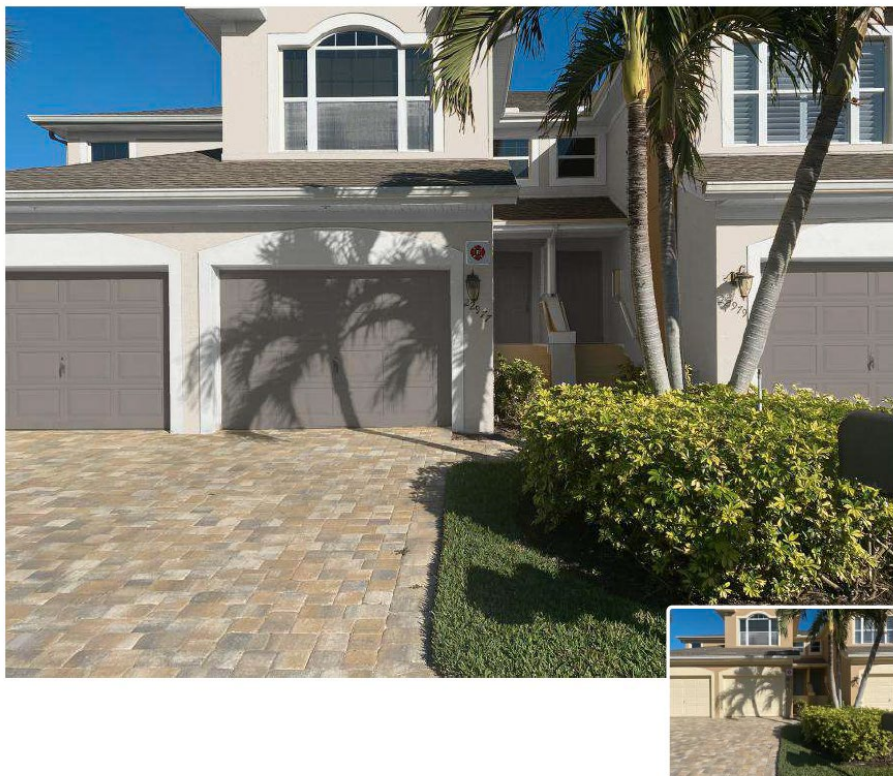
Notice and Clarification of Process

TO ALL MEMBERS:

On Monday April 7th, 2025, at 9:00am at the Marsh Landing Clubhouse, 22901 Marsh Landing Blvd., Estero, Fl. the Special Membership Meeting of the Association will be held for the purpose of lawfully conducting business of the painting of the buildings in the association

You are receiving this “NOTICE OF SPECIAL MEMBERSHIP MEETING” which provides the agenda and proxy to vote for recommendations of the Board and other important information concerning the Special Meeting.

The purpose of this notice is to provide the required information and proxy for important referendums for the community. Below are attached colors for the condo buildings



DATE: Emailed, March 14, 2025

Zachary Lomaka, CAM
Association Manager

Dear Marsh Landing Townhouse Condominium II Members:

The Marsh Landing Townhouse Condominium Association II, Special Members Meeting will be held on Monday, April 7th, 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. President's Report
6. Reports of Officers
7. Certification of Proxies
8. Voting Results (Proxies)
9. Member Comments
10. Adjournment

Sincerely,

Board of Directors
Marsh Landing Townhouse II Condominium Association, Inc.

IMPORTANT

If you doubt or definitely know, you will be unable to attend the Marsh Landing Townhouse Condominium Association II, Special Membership Meeting on April 7, 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 Special 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.

Esterro, FL 33928

MARSH LANDING TOWNHOUSE CONDOMINIUM ASSOCIATION II, INC.
SPECIAL MEMBERSHIP LIMITED PROXY

The undersigned owner, or their voting Representative, of (street address) LONE OAK DR 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, April 7, 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. To approve the proposal for repainting the association buildings with new colors as presented by the board. The selected colors are oyster white (base), dovetail (door/garage), and extra white (trim) and this is a reserved item. (The Board of Directors recommends voting **"IN FAVOR"** on this matter.)

A: _____ **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 give

