



9070 Marsh Landing Townhouse Condominium III Association 2023 Annual Membership Meeting Unapproved Minutes

The Marsh Landing Townhouse Condominium Three Association Annual Members Meeting was held on Thursday, February 16, 2023, at 10:00 AM at the Marsh Landing Clubhouse, 22901 Marsh Landing Boulevard, Estero, FL 33928. The agenda as follows:

Call to Order at 10:00 AM by President Cordisco.

Proxy Certification & Proof of Meeting Notice: the meeting was posted and mailed in keeping with Florida State Statutes and proxy were reviewed and certified as valid.

Establish a Quorum: A quorum was established with 9 of 12 owners present in person or by proxy. Board Members Beverly Cordisco, Russell Gray, Richard Uhart, were all present.

Approval of 2022 Annual Meeting Minutes: On a motion by Beverly Cordisco and seconded by Russ Gray the members present approved the minutes as presented.

Presidents Report: President Cordisco spoke about the paver project, and appreciated everyone's cooperation during the project. The landscaper is still working on the irrigation and landscaping to get them all back in shape. Repairs to sod and plant replacements are planned.

Reports of Officers: Treasurer Gray reported that the association is doing quite well financially. He also spoke about the two referendum items and how they apply to the funds use for the community. He answered questions on reserves as well.

Certification of Proxies: The proxies were certified, and count verified.

Referendum Items: The Manager reported that all three referendum items passed unanimously with 9 of 12 members casting proxy/ballots.

A. Resolved, that any excess of membership income over membership expense for the year ending December 31, 2023, shall be applied to the subsequent member assessments.

A: **9 - 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 2023.

B: **9 - IN FAVOR** **0 - OPPOSED**

Owner Comments and General Discussion: The Board discussed the change in flood maps and the need for flood insurance and explained the risk for the Association and heard comments from Owners present. It was agreed by those present that purchasing flood insurance for all the



buildings was a reasonable plan. The manager will check on a time frame for arranging the purchase and will advise the Board and Owners of the start date and when the policies will be in place. Funding will be through the operational budget.

Adjournment: With no further business to conduct the meeting was adjourned at 10:50 AM.

Respectfully Submitted,
Michael J. Towns, LCAM
Townhouse III Condominiums