

Marsh Landing Townhouse Condominium Association IX, Inc.

c/o NextGen Community Management
9410 Corkscrew Palms Cir. #201, Estero, FL 33928
239-372-2996 ~~ office@nextgcm.com

MEETING OF THE BOARD OF DIRECTORS

Date: October 23, 2025

Time: 4:30 PM

**Place: Marsh Landing Clubhouse,
22901 Marsh Landing Blvd., Estero, FL 33928**

1. Call to order

- a. Meeting was called to order by Sherri Gray at 4:30 PM.

2. Roll Call and Quorum Confirmation

- a. It was established that a quorum was met. Present was Ginny Chapel and Paul Lewis. Also present was Sherri Gray, CAM from NextGen Community Management; and homeowner Lynn Weakes via Zoom.

3. Proof of Notice

- a. Notice was posted in accordance with the Association's Bylaws and Florida statute.

4. Approval of Previous Meeting Minutes

Motion: Paul Lewis made the motion to approve the August 28, 2025 Board of Directors Meeting minutes as presented. Seconded by Ginny Chapel; Vote - all in favor, motion carries.

5. Consideration of the 2026 budget.

The budget items were discussed and NextGen will have KPG updated items that will reduce the overall budget. The updated budget will be emailed to the Owners.

6. Homeowner Comments (AGENDA ITEMS ONLY 3-minute time limit)

- a. No Owner Comments

7. Next Meeting

- a. Annual Meeting in March 2026

8. Adjournment

Motion: Motion was made by Paul Lewis to adjourn at 4:54pm. Seconded by Ginny Chapel; Vote - all in favor, motion carries.

- a. Meeting adjourned at 4:54PM

Respectfully submitted,



Sherri Gray, CAM, CMCA,® AMS®
Marsh Landing Townhouse Condominium IX, Inc