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: December 5, 2025
Time: 9:00 AM
Place: Marsh Landing Clubhouse, 22901
Marsh Landing Blvd., Estero, FL 33928 & Zoom

1. **Call to order**
   a. Meeting was called to order by Ginny Chiapel at 9:02AM.
2. **Roll Call and Quorum Confirmation**
   a. It was established that a quorum was met. Present was Ginny Chapel, Annette Bitner and Paul Lewis. Also present was Sherri Gray, CAM from NextGen Community Management.
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: Ginny Chiapel made the motion to approve October 23, 2025 Board of Directors Meeting minutes as presented. Seconded by Annette Bitner; Vote - all in favor, motion carries.

5. **Consideration of the 2026 budget.**
   The budget items were discussed, KPG updated and the new budget presented with a total quarterly increase of $32.

Motion: Ginny Chiapel made the motion to approve the 2026 Budget as presented. Seconded by Annette Bitner; Vote - all in favor, motion carries.

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 Ginny Chiapel to adjourn at 9:07 AM. Seconded by Annette Bitner; Vote - all in favor, motion carries.

   a. Meeting adjourned at 9:07 AM

Respectfully submitted,

Sherri Gray

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