

MARSH LANDING TOWNHOUSE CONDOMINIUM ASSOCIATION IX, INC.

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

NOTICE OF SPECIAL MEMBERSHIP MEETING

Date: Friday, June 13, 2025

Time: 10:00 AM

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

or by Zoom:

<https://us06web.zoom.us/j/81241521440?pwd=Y6hKcdpYkUtAx3kqbELUtHJdxbImCa.1>

Meeting ID: 812 4152 1440

Passcode: 235109

AGENDA

1. Call to Order
2. Roll Call and Quorum Confirmation
3. Proof of Notice was posted and emailed.
4. New Business
 - a. Approval of New Condo Documents
5. Next Meeting
6. Adjournment

Notice

The Special Meeting of the Members

Of

The Marsh Landing Townhouse Condominium Association, Inc.

“Condo Nine”

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.

Friday, June 13, 2025

10:00 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 Friday June 13th, 2025, at 10:00am 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 documents rewrite.

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.

DATE: Emailed, May 21, 2025

Zachary Lomaka, CAM
Association Manager

Dear Marsh Landing Townhouse Condominium IX Members:

The Marsh Landing Townhouse Condominium Association IX, Special Members Meeting will be held on Friday, June 13th, 2025, at 10:00 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. Voting Results (Proxies)
8. Member Comments
9. Adjournment

Sincerely,

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

Join Zoom Meeting

<https://us06web.zoom.us/j/81241521440?pwd=Y6hKcdpYkUtAx3kqbELUtHJdxblmCa.1>

Meeting ID: 812 4152 1440

Passcode: 235109

IMPORTANT

If you doubt or definitely know, you will be unable to attend the Marsh Landing Townhouse Condominium Association IX, Special Membership Meeting on June 13, 2025, at 10:00 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 IX

c/o Marsh Landing Clubhouse

22901 Marsh Landing Blvd.

Esterro, FL 33928