

MARSH LANDING VILLAS II HOA, INC.
Board of Directors Meeting Minutes
November 14, 2025
Marsh Landing Clubhouse

Call to Order: The meeting was called to order at 10:00 am. in the Marsh Landing Clubhouse by President Jim McCrow.

Quorum: A quorum was established with Board Members Joy Deeley, Louis Angellotti and Jim McCrow in attendance.

Proof of Notice: Manager Segarra stated that the notice of the meeting was posted and emailed 14 days prior to the meeting in keeping with Florida Statutes.

Approval of Previous Meeting Minutes – October 22, 2025 Board of Directors Meeting

Motion: Ms. Deeley made a motion to accept the minutes of October 22, 2025, as presented, seconded by Mr. McCrow and unanimously approved.

Old Business

Impeccable Contracts

Motion: Mr. McCrow made a motion to accept the proposals from Impeccable Maintenance for Lawncare, fertilization/pest control and tree trimming; Seconded by Ms. Deeley and unanimously approved.

Motion: Mr. Angellotti made a motion to terminate the contract with Blue Sky Pest control for fertilization and pest control effective December 31, 2025; Seconded by Ms. Deeley and unanimously approved.

New Business:

A. Consideration and Approval of 2026 Budget Workshop

Motion: Ms. Deeley made a motion to adopt the 2026 Budget with quarterly dues of \$575 per villa, seconded by Mr. Angellotti and unanimously approved.

Motion: Ms. Deeley made a motion to the year-end interest in reserves to roofing-\$3500, hurricane-\$2120 and irrigation reserve-\$7501, seconded by Mr. Angellotti and unanimously approved.

Next Meeting: TBD

Adjournment: With no further business to discuss, a motion was made by Mr. McCrow and seconded by Mr. Angellotti to adjourn the meeting. Motion carried. The meeting was adjourned at 10:33 a.m.

Respectfully Submitted,
Alexandra Segarra, CAM, CMCA®, AMS®