

**MARSH LANDING VILLAS II HOA, INC.**  
**2025 Annual Membership Meeting Minutes**  
**January 30, 2025**

**Call to Order:** The meeting was called to order at 10:30 a.m. in the Marsh Landing Clubhouse by Manager Alexandra Segarra.

**Quorum Certification:** The signatures (either in person or by proxy) totaled 19 members. This satisfied the quorum requirements to conduct business of the Association at this Annual Meeting. The meeting was declared official and continued.

**Affidavit of Notice of Meeting Mailings:** Manager Segarra presented notarized proofs of notice for the First and Second Mailings that will be made a permanent part of this Annual Meeting's official record.

**Approval of January 10, 2024, Annual Meeting Minutes:** A motion was made by Shriley Fagnoli and seconded by Deb Lieser to waive the reading of the minutes and accept as written. The motion was unanimously carried.

**President's Report:** Joy Deeley reported that there are no major projects. Financial update was the year end came in under \$7,000 due to not as much irrigation/watering due to the wet season.

**Nomination and election of Directors:** The vacant position will be appointed in the organizational meeting, The board for 2025 are Joy Deeley, Jim McCrow and Louis Angellotti

The referendum items on the proxy we approved as follows:

**Excess Income and Reserve Transfer Voting Results:**

A. Resolve that any excess of membership income over expense for the year ending December 31, 2025 shall be applied to subsequent assessments as provided by IRS Ruling 70-604.

**IN FAVOR: 19**                      **OPPOSED: 0**

B. Resolved that the Board of Directors has authority to transfer Reserve Funds to other Reserve Funds as the need may arise during 2025.

**IN FAVOR: 19**                      **OPPOSED: 0**

C. Resolved, that an annual financial compilation be conducted at year-end 2025 in lieu of an Audit, which will save the Association approximately \$3,000.00. (The Board of Directors recommends voting "**IN FAVOR**" on this matter.)

**IN FAVOR: 19**                      **OPPOSED: 0**

D. Vote to approve the proposed AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MARSH LANDING VILLAS II OWNERS ASSOCIATION. (The Board of Directors recommends voting "**IN FAVOR**" on this matter.)

**IN FAVOR: 19**                      **OPPOSED: 0**

E. Vote to approve the proposed AMENDED AND RESTATED BYLAWS FOR MARSH LANDING VILLAS II OWNERS ASSOCIATION. (The Board of Directors recommends voting "**IN FAVOR**" on this matter.)

**IN FAVOR: 19**                      **OPPOSED: 0**

**Member Comments & Concerns:**

Discussion regarding roofs, and dog waste pick up.

**Adjournment:** With no further business to discuss, a motion was made by Jane Severson and seconded by Shirley Fagnoli to adjourn the meeting. Meeting adjourned at 11:08 a.m.

**Respectfully Submitted:** Zach Lomaka, CAM