

Marina Village Condominium Association of Brevard, Inc.

540 S. Banana River Drive | Merritt Island, FL 32952

Notice of Board of Directors Meeting - Notes

Notice is hereby given that the Board of Directors of Marina Village Condominium Association of Brevard will meet at 4:00 pm, Monday, April 10, 2023, via ZOOM only for a Board of Directors meeting. The sole purpose of the meeting is to levy a special assessment not to exceed \$232,200.00 for the upcoming exterior painting/waterproofing project and removal of the EIFs (exterior insulation finish system) band. Any unused funds will be held in the pooled reserve fund. The meeting is open to all unit owners.

Join Via ZOOM: <https://us06web.zoom.us/join> Passcode:

Questions may be directed to Troy Railsback or TJ Leach, SSMG at 386-446-6333

Meeting ID: 851 7989 9779

Passcode: 356614

Meeting Agenda/Notes:

1. Call to Order and Establish a Quorum

The meeting was called to order by Kimberly Tolley at 4:10 p.m. on Monday, April 10, 2023 after Southern States started the Zoom meeting. Ross Steketee, Kimberly Tolley, Robin Trenchard, Les Marquart and Betsy Vakos were all in attendance confirming the quorum of Board Members.

2. New Business

a. Levy a Special Assessment not to exceed \$232,200.00.

Ross Steketee made a motion to approve the special assessment of \$232,200, which equates to each unit's share of \$4300. The special Assessment is to help pay for the EFIS removal, painting of the railings and have a contingency amount for any unforeseen expenses related to the painting project. If any funds are left over, they will be added to the combined reserves account.

Les Marquart seconded the motion. Kimberly Tolley called for a vote. All in Favor – 4 – Kim Tolley, Ross Steketee, Les Marquart, Robin Trenchard. All against – 0. All Abstaining – 1 – Betsy Vakos.

3. Member Comments

Questions were asked about how the funds would be collected and what would happen if an owner didn't pay. Kim Tolley responded that the deadline would most likely be June 30 for the due date to pay the assessment and that our new Property Management company would collect the funds. It was also stated that if an owner chose not to pay the assessment, they would be levied with late fees and if necessary, a lien would be placed on their property, up to and including foreclosure, if necessary. The board will do its best to work with people who have a special need.

4. Establish Next Meeting Date

The next meeting is to be held on Friday, April 14 at 3:00 p.m. to vote on the new management company.

5. Adjournment

Ross Steketee made a motion to adjourn the meeting at 4:25 p.m., seconded by Les Marquart. Kim Tolley asked for all in Favor – 5 – Kim Tolley, Les Marquart, Robin Trenchard, Betsy Vakos, Ross Steketee. All opposed – 0, all abstaining – 0. Kim Tolley declared the meeting adjourned.