

Marina Village Association of Brevard, Inc.  
2026 Annual Meeting  
March 24, 2026

1. Collection of Election Ballots — It was announced that the polls were closed.
2. Calling of the roll & certifying of proxies — Sandy Bean called the meeting to order at 5:07 p.m. in the Clubhouse and via Zoom. Thirty-six (36) units were represented in person or by proxy or on Zoom,
3. Proof of notice of meeting or waiver of notice — The Affidavit of Mailing was read and placed on file.
4. Reading of Minutes of Previous Annual meeting - Motion Michael Dagen, seconded by JJ Marquart to waive the reading of the minutes of the 2025 Annual Meeting and to approve them as written. Motion passed unanimously.

5. Reports of Officers

President Michale Dagen — We had a good year; we were able to lower the monthly maintenance fees. We recently hired a new landscape company; Robin Wilf mention it in her committee report. We also hired a new maintenance/cleaning company.

Treasurer Sara Arie— Sara started back on the Board last year. In October 2024 she began rebuilding our financials. The prior management company pooled everything, which is illegal except for investment purposes. She looked at every check written and every deposit for 2023 and 2024 to determine where the monies belong. She has also reviewed the 2025 financials. Sara reviewed the list of transfers made between the HOA accounts and Marina accounts to make all accounts whole (copy attached). Sara met with Michael and Sandy and reviewed the process she used to arrive at the numbers and recommended transfers. The good news is that no funds are missing. There will be no additional assessment; the prior assessment and the \$22,000 budgeted for reserves in the 2026 budget covers the shortfall. All the transfers have been made. Sara is leaving as treasurer; she has not looked at the 2026 financials. She said that BP Davis does a great job; they are working diligently to keep the funds in the correct accounts.

Sara is moving; she has been an active participant in our community for over a decade, Lois Dixon presented her with a card and gift card from the Board and owners in the 540 building to show their appreciation. If we had to pay her for every hour she took to straighten the financials out, there would have been a special assessment. She is worth her weight in gold.

Secretary JJ Marquart — JJ reported that they are still exploring options to deter the birds; there doesn't seem to be any good options.

## 6. Reports of Committees

Landscape Committee — Robin Trenchard thanked the Board for making the landscape project actually happen. The new landscape company has their gardener looking at the sprinklers; they are ready to replace the missing and dead or diseased plants. Mulch and edging are included in the project, which is under budget. The committee was thanked for all their work on the landscape upgrade project.

Social Committee — The Ladies Lunch is this Friday at 11:30 a.m. at Florida Seafood. Contact Susan Stevens if you plan to attend.

Documents — Les Marquart reported that we finally got the documents updated. He thanked Robin Trenchard, Sara Arie, and the others that helped...

7. Appointment of Chairmen of Inspectors of Election — Lois Dixon and Marisol Rodriguez volunteered to assist BP Davis Property Management with the election.

8. Election of Directors — The results of the election were as follows:

Michael Dagen	25
Shelley Forte	33
Avery Hardy	27
Dallas Kruse	8
JJ Marquart	28
Alfonso Noyola	23
Mark Watkins	23
Dan Woolbright	35

The 2026/27 Board of Directors are Michael Dagen, Shelley Forte, Avery Hardy, JJ Marquart, and Dan Woolbright

9. Unfinished Business from the previous Annual meeting — None,

## 10. New Business

- a. The Organizational meeting to be held following adjournment of the Annual meeting.
- b. Other — Sara Arie read a memo regarding dryer vent fans in need of repair or replacement that she wants the community to be aware of (copy attached).

11. Adjournment — Motion by Michael Dagen, seconded by Dan Woolbright to adjourn the meeting at 5:31 p.m. Motion passed unanimously.

*Sandy Bean*

Sandy Bean, CAM



Marina Village is a wonderful place to live. I have enjoyed my 12 years here.

Prior to leaving, there is some unfinished business that I want the community to be aware of.

In 2024 when the Dryer Vents were cleaned, Nate provided a list of fans that needs repair or replacing.

This has never been completed\* I have not seen the list, I would think Nate could be contacted and he could provide or perhaps one of the previous board members would have the information.

When dryer vent cleaning was in process, there was much discussion and disagreement between board members and owners as who was responsible for payment\*

There was a meeting with MV Attorney and it was determined that the booster fans are common element and the HOA is responsible for maintaining the booster fans.

Also, someone may say the booster fans we have are illegal. After speaking with Brevard County Code enforcement and permitting, Marina Village is grandfathered in.

When we replaced a booster fan years ago, not knowing it was the HOAs responsibility, we located the replacement online.

Barry in 590-304 also located a replacement fan on line, not sure if it was ever replaced as this was during the disagreement period.

It has been reported that some units do not have booster fans, it doesn't mean there never was one. It could indicate these fans were removed by previous owners.

Another bit of information all owners and all Board Members need to be aware of is the boundaries of a unit which the owner is responsible for and what is Common Element

ALL,

While preparing for the Tuesday Board meeting, I reviewed the Declaration of Condominium of Marina Village Condominium with regards to Dry Vent Cleaning and Booster Fans.

Why? Years ago we were told that the vents and booster motors were the responsibility of the HOA. And, the HOA did clean some vents and replaced at least one motor that I am aware of.

I am not giving legal advice nor legal opinion, just sharing what I found so when it is brought up at the meeting, no one should be caught off guard.

My opinion the Association is responsible for expenses of all limited common elements, with the exception of HVAC.

SARA

## RESPONSIBILITY FOR MAINTENANCE AND REPAIRS

Article IX, Page 23

I). In the event owners of a unit make any structural addition or alteration without the required written consents the Association or an owner with an interest in any unit shall have the right to proceed in a court of equity to seek compliance with the provisions hereof. The Association has the irrevocable right of access to each unit during reasonable hours, when necessary for the maintenance, repair, or replacement of any common elements or as necessary to prevent damage to the common elements or to a unit or units.

Maintenance of the common elements is the responsibility of the Association, All limited common elements shall be maintained by the Association except for air conditioning and heating equipment servicing individual units. If the record owner of the unit has been granted permission to install a DSS Satellite Dish which has a maximum diameter of 18 inches and can be mounted or affixed to the condominium building at a location approved by the Association in writing, in advance of the installation, then the owner of each such unit shall bear the costs and shall be responsible for the maintenance, repair and replacement, as the case may be, of and satellite dish. The unit owner shall maintain the air conditioning and heating equipment servicing his unit, and storage spaces and the DSS satellite dish, at the unit owner's expense.

### Declaration of Condominium of Marina Village Condominium

Article IV, Page 9 & 10

#### UNIT BOUNDARIES, COMMON ELEMENTS, AND LIMITED COMMON ELEMENTS

The units of the condominium consist of that volume of space which is contained 'Within the decorated or finished exposed interior surfaces of the perimeter walls, floors (excluding carpeting and other floor coverings) and ceilings of the units, the boundaries of the units are more specifically shown in Exhibit attached hereto. The dark solid lines on the floor plans hereinabove mentioned represent the perimetrical boundaries of the units, while the upper and lower boundaries of the units, relating to the elevations of the units, are shown in notes on said plan.

"Unit" means a part of the condominium property which is subject to exclusive ownership. A unit in this

9

Declaration

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condominium shall mean a unit which has been substantially completed as evidenced by the issuance of a Certificate of Occupancy or its equivalent by the appropriate governmental agency.

The units of the condominium consist of that volume of space which is contained within the decorated or finished exposed interior surfaces of the perimeter walls, floors (excluding carpeting and other floor coverings) and ceilings of the units, the boundaries of the units are more specifically shown in Exhibit attached hereto. The dark solid lines on the floor plans hereinabove show the boundaries of the units. There are limited common elements appurtenant to each of the units in this condominium, as shown and reflected by the floor and plot plans. These limited common elements are reserved for the use of the units appurtenant thereto, to the exclusion of other units, and shall pass with a unit, as an appurtenance thereto, the exclusive right to use the limited common elements so appurtenant. In addition, there are thirty-six (36) garages and nineteen (19) storage spaces as shown on Sheet 5 of Exhibit. These garages and storage spaces are common elements for which the Developer reserves the right to designate the unit which shall be entitled to exclusive use of the garage and storage space. After such designation the garage or storage space shall be appurtenant to the unit and shall become a limited common element. The Developer may charge a fee for the assignment of these garages and storage spaces, in its sole discretion,

Unit owners have the right to transfer garages and storage spaces to other unit owners pursuant to Section 718.106(2)(b), Florida Statutes. Any transfer of garages and/or storage spaces shall be subject to rules promulgated by the Association.

Any air conditioning and/or heating equipment which exclusively services a Unit shall be a Limited Common Element appurtenant to the Unit it services.

APPROVED

Marina Village Association of Brevard, Inc.  
2026 Organizational Meeting  
March 24, 2026

1. Call to Order — Sandy Bean called the meeting to order at 5:32 p.m. following adjournment of the Annual meeting. Board members present — Michael Dagen, Shelley Forte, Avery Hardy, JJ Marquart, and Dan Woolbrightt
  
- 2\* Election of Officers - The following officers were elected:

President	Michael Dagen
Vice President	Dan Woolbright
Secretary	Avery Hardy
Treasurer	Shelley Forte
Director at Large	JJ Marquart
  
3. Adjournment — Motion by Michael Dagen, seconded by Dan Woolbright to adjourn the meeting at 5:37 p.m. Motion passed unanimously.

sawdu<sup>Bean</sup>  
Sandy Bean, CAM

APPROVED