

**Marina Village Condominium Association of Brevard  
Board of Directors Meeting  
July 29, 2025**

1. **Call to order** – President Michael Dagen called the meeting to order at 5:04 p.m. in the Clubhouse and via Zoom. Board members present: Sara Arie, Michael Dagen, Dallas Kruse, JJ Marquart, and Dan Woolbright.
2. **Roll Call & Certifying of Proxies** – Thirty-eight (38) units were represented in person or by proxy.
3. **Proof of Meeting Notice or Waiver of Notice** – The Affidavit of Mailing was read and placed on file.
4. **Count Proxy's** – There was a brief recess while the votes on the proposed amendments to the Declaration and Bylaws were tallied.
5. **New Business**
  - a. **Document Changes**
    - i. **Discuss** – All owners in attendance were given the opportunity to comment on the proposed amendments prior to reading the results of the vote.
    - ii. **Vote** – Result of the vote was as follows; see attached Limited Proxy for complete wording of proposed amendment. The attorney will be asked to prepare the amendments that pass for recording.
      1. Shall the paragraph under Article IV be amended to the Declaration as follows: Yes – 25; No – 11. Passed.
      2. Shall Article X(B) of the Declaration be amended to provide as follows: Yes – 28; No – 9. Passed.
      3. Shall Article X(A) of the Declaration be amended to provide as follows: Yes – 20; No – 12. Passed.
      4. Shall Article X(H) of the Declaration be amended to provide as follows: Yes – 34; No – 3. Passed.
      5. Shall Article X(I) of the Declaration be amended to provide as follows: Yes – 28; No – 8.
      6. Shall Article X(J) of the Declaration be deleted in its entirety and intentionally omitted as follows: Yes – 27; No – 8. Passed.
      7. Shall Article X(K) of the Declaration be amended to provide as follows: Yes – 20; No – 15. Passed.
      8. Shall Article X(M) of the Declaration be amended to provide as follows: Yes – 20; No – 17. Passed.
      9. Shall Article X(N) of the Declaration be amended to provide as follows: Yes – 27; No – 11. Passed.
      10. Shall Article X(P) of the Declaration be amended to provide as follows: Yes – 31; No – 6. Passed.

11. Shall Article X (R) of the Declaration be amended to provide as follows:  
Yes – 28; No – 8. Passed.
12. Shall Article X(X) of the Declaration be amended to provide as follows: Yes – 20; No – 18. Passed.
13. Shall Article X(Y) of the Declaration be amended to provide as follows: Yes – 32; No – 6.
14. Shall Article X(Z) of the Declaration be amended to provide as follows: Yes – Yes – 28; No – 9. Passed.
15. Shall Article X(MM) of the Declaration be amended to provide as follows: Yes – 31; No – 7.
16. Shall Article X(OO) of the Declaration be deleted in its entirety as follows: Yes – 26; No – 7.
17. Shall Article XI of the Declaration be amended to provide as follows: Yes – 27; No – 9. Passed.
18. Shall Article XXXI(C) of the Declaration be deleted in its entirety as follows: Yes – 28; No – 7. Passed.
19. Shall Paragraph 5(B) of the Bylaws be amended to provide as follows: Yes – 24; No – 12. It did not pass. Majority of membership approval required.

**b. Rule Changes**

- i. **Discuss** – The Board has been working on updating the Rules & Regulations to bring them in line with the condo documents. Michael Dagen reviewed the proposed changes in each section and owners offered their input. There was discussion on restricting certain breeds of dogs and questioned whether our insurance policy has any restrictions. Further information is needed on electric meters.
- ii. **Vote** - Motion by Sara Arie, seconded by Dallas Kruse to table approval of updated Rules & Regulations until the board gets clarification on a few issues. Motion passed unanimously.

**c. Assessment**

- i. **Discuss** – Sara Arie reviewed the steps that led us to this assessment. This topic was covered in detail at the July 15<sup>th</sup> Workshop. \$65,568.87 of Reserve funds were used for Operating expenses in 2023. There was also a loan from the Reserves to the Operating account of \$22,179.57 in 2024 that has to be repaid, requiring a total special assessment of \$87,748.44. It was noted the funds were spent on legitimate bills, however, with all the funds in one account, it was misappropriated.
- ii. **Vote** – Motion by Sara Arie, seconded by Michael Dagen to levy a total special assessment of \$87,748.44 to cover the reserve shortfall due to fund being misappropriated and the unauthorized loan to the Operating account in 2024. The special assessment will be \$1,624.97 per unit and payable in four installments with minimum payments of \$406.24 due monthly beginning September 1, 2025 through December 1, 2025. Motion passed unanimously.

- 6. Adjournment** – Motion by Michael Dagen, seconded by Sara Arie to adjourn the meeting at 6:50 p.m.

*Sandy Bean*  
Sandy Bean, CAM

**APPROVED**