

# MARINA VILLAGE CONDOMINIUM ASSOCIATION OF BREVARD, INC.

A Corporation Not-for-Profit

Tuesday, March 25, 2025 at 5:00 pm

## **2025 ANNUAL MEMBERS' MEETING MINUTES**

1. **Roll Call - Certify Proxies - Establish Quorum:** Called to order at 5:11pm. All board members were present, Kim Tolley President, Ross Steketee Vice President, Brian Jordan Treasurer, Betsy Vakos Secretary, and Sara Arie Director. Kristy McDonald and Jacob Multari were present from mgmt. There were 30 homeowners present and 5 proxies were received. Quorum was met.
2. **Proof of Meeting Notice:** First meeting notice was sent out on January 24, 2025 and the second meeting notice was sent out on February 21, 2025. Affidavit of mailing is available upon request.
3. **Announce the Board of Directors:** No election was needed. There were 5 open board seats and five candidates. 2025 Board Members are: Michael Dagen, Daniel Woolbright, Jennifer Marquart, Sara Arie, and Dallas Kruse.
4. **Report of Officers:** No Conversation
5. **Report of Committees:**
  - a. **Activity Committee:** A ladies lunch will be held on April 6th
6. **Unfinished Business:** A list was provided to the new board members of current, complete and expected business. (examples: Bird Issue, Irrigation, Parking)
7. **New Business:** There is no new business at this time.
8. **Open Discussion:**

**Q:** Owner asked about progress on Birds/EFIS?

**A:** Kim stated that many specialist were invited to provide an opinion, So far no cost effective solution has been located or commenced.

**Q:** Owner asked if board would start new financial books during transition into new board.

**A:** Sara Arie comments that though the 2023-2024 years are being reexamined, there will not be the change of books.

**Q:** Owner asked about roof projects and roof progress?

**A:** The roofs of 540 and 590 have been bided out and the board has received all of the bids currently collected, awaiting to perform a decision.

**Q:** Owner asked about Master Keys? Cost and means of acquiring?

**A:** There is one Locksmith in the area who can cut these keys and the board previously purchased multiple keys to disperse for their association with the cost of \$50 to ensure that keys are not bulk purchased and dispersed amongst guests.

**Q:** Are inspection taking place prior to an invoice being paid?

**A:** Generally, yes. If there is a project, management will do an inspection when it is completed to ensure it has been completed satisfactorily prior to payment being made. For general monthly invoices, I usually do not complete a separate inspection, I look at those items when I am here for my regular monthly site visit.

**Q:** The 1<sup>st</sup> floor balconies have not been power-washed.

**A:** We will make sure this is taken care of.

**9. Adjournment:** There being no further business, Ross adjourned the meeting at 5:25pm.

APPROVED