

MARINA VILLAGE CONDOMINIUM ASSOCIATION OF BREVARD, INC.

A Corporation Not-for-Profit

Tuesday, March 25, 2025 Immediately Following the Annual Meeting

2025 ORGANIZATIONAL/BOARD OF DIRECTORS MEETING MINUTES

1. **Call to Order & Board Quorum Established:** Michael Dagen called the meeting to order at 5:27 pm. All Board members were present: Michael Dagen, Daniel Woolbright, Sara Arie, Jennifer Marquart, and Dallas Kruse. Kristy McDonald and Jacob Multari were present from management.
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. **Appointment of Officers:** 2024 Board of Directors
Sara made motion for Michael to be President and Dallas seconded the motion. **MSC**
Michael make motion for Dan to be Vice President and Sara seconded the motion. **MSC**
Michael made motion for Sara to be Treasurer and Dallas seconded the motion. **MSC**
Michael make motion for Jennifer to be Secretary and Dallas seconded the motion. **MSC**
Dallas Kruse is Director at Large.
4. **Review & Approve Sept 24, 2024 & November 19, 2024 & December 31, 2024 BOD Meeting Minutes:**
Approval Tabled
5. **Review and Approve the January 2024-January 2025 Financials – Approval Tabled**
6. **Unfinished Business:** Roofs will be reviewed by New Board, Contracts will be sent to board for review, Vendors and Services will be supplied for review.
7. **New Business:** Committees will be expanding, new committees are Landscape Committee, Social Committee, Maintenance Committee, Document Committee, and Fining Committee. The board has also stated they will make efforts to perform a workshop and board meeting each month held separately. The board has also stated they would like volunteers to nominate themselves for becoming “Building Captains” individuals who will represent a building and become a liaison for the board and on site issues subject to each building.
8. **Open Discussion:**
Q: Owner asked about the use of Appfolio and its work order request.
A: Appfolio can be used for making payments, reporting maintenance request, submitting architectural reviews, and also reviewing board documents. It is suggested that all owners should be on Appfolio.

Q: Owner asked about Violation Procedure

A: The board will receive a violation report, this report will be sent to management to then send a violation letter to the owner including the violation, a remedy solution, and a cure date. If this violation is not cured with evidence the board may meet to levy a fine against the unit owner. This fine is approved by board will then have a 14 day requirement before it can be seen by the fining committee where the owner can be heard in defense of their violation. The fining committee will decide if the fine is deemed reasonable and then will impose if necessary.

Q: Owner asked about Parking

A: Michael answered and request that all owners use their blue visitor tags for vehicles that will be parked on property for guests and vendors that will need to stay over 24 hours. This will allow the board to know who the vehicle belongs to in case of emergency.

9. Adjournment: Michael Dagen adjourned the meeting at 6:10pm.