

Marina Village Condominium Association of Brevard
Special Board of Directors Meeting
March 17, 2026

1. **Call to order** – Sandy Bean called the meeting to order at 5:00 p.m. in the Clubhouse and via Zoom. The notice for this meeting was posted 48 hours prior to the meeting, in compliance with the statute. The agenda is part of the association’s official records. Someone in the 580 building defaced the agenda and wrote “THIS IS ILLEGAL” on it. There was nothing illegal about the posted agenda or the content. A copy of the notice was turned over to the Association attorney.
2. **Quorum - minimum 3 board members** - Board members present: Sara Arie, Michael Dagen, JJ Marquart, and Dan Woolbright. Not present – Dallas Kruse.
3. **Action Items**
 - a. **USA Commercial Cleaning Contract** – Our current maintenance provider, Chris, gave notice; he is pursuing a career in the golf industry. USA Commercial Cleaning will be contacted to replace Chris. They will be on site on Tuesday’s and Fridays with their main service on Friday’s. They will rotate buildings, cleaning the lobby and stairwells in one building and the clubhouse each Friday. They will also perform maintenance tasks. The breezeways will be pressure washed this Friday; notices will be posted. Projected savings under budget is estimated to be \$10,863.87 for the year. Motion by Sara Arie, seconded by JJ Marquart to approve the contract with USA Commercial Cleaning. Motion passed unanimously.
 - b. **Grounds Professional Landscape Agreement** – Robin Trenchard and Mary Jo Helms have been the crux of the landscape committee and have done a good job working with multiple vendors. The landscape company has been working on pricing for the six weeks for our landscape needs. Robin presented a quote from Grounds Professional LLC that includes removal and replacement of the dead bushes and trees, sod, rock, and mulch. The quote is for \$24,038.07; the budget is \$25,000. Motion by Sara Arie, seconded by JJ Marquart to approve the quote from Grounds Professionals, LLC, to bring the landscaping back to the standards it used to be. Motion passed unanimously. It was noted that the \$2,000 savings in our monthly landscape contract budget will be used for trimming twice a year.
 - c. **Take Elevator Reserves and transfer to Pooled Reserves** – Sara Arie commented about the note written on the agenda in the 580 building, implying the Board is breaking the law. The Board also received an email from Kim Tolley stating the same thing. Sara spent a lot of time researching the records to determine where all the money that was pooled together belonged. There is still \$92,000 in the elevator reserve line that can go into the pooled non-structural reserves. Writing the note to slander the Board was unprofessional, unfriendly, and immature. We are a better organization than this; It was hurtful to see. The Board does their due diligence, and goes back and forth on items, and something does get overlooked. In that event, reach out to the Board and inquire in a professional way. If a mistake was made, it

would be admitted. The statute changed; the Board's vote is within the law. Motion by Sara Arie, seconded by Dan Woolbright to transfer the \$92,466.15 remaining in the Elevator Reserve line item to Pooled Reserves. Motion passed unanimously.

- 4. Adjournment** – Motion by Sara Arie, seconded by Dan Woolbright to adjourn the meeting at 2:16 p.m. Motion passed unanimously.

Sandy Bean
Sandy Bean, CAM

APPROVED