



THE MARLIN

• COCOA BEACH FLORIDA CONDOS •

Marlin Apartments Condominiums, Inc. 22 Tulip Avenue, Cocoa Beach FL 32931

Notice of Board of Administration Meeting

Date: Friday January 10, 2:00 PM

Location: <https://zoom.us/j/96097085358?pwd=WmsaOsDfaeQUYbTSbiwWJ9aULQOmMN.1>
or unit 313 at 22 Tulip Avenue, Cocoa Beach

Establish Quorum

Call Meeting to Order & Proof of Notice

Agenda: (subject to time)

1. Board Operations
Meeting Minutes
2. Reports
Financial Update
Construction
Manager's Report
3. Old Business
City of Cocoa Beach code violation
Property Management transition
4. New Business
Sub-Committees: Security, Insurance, By-laws
Executive Meeting: Payment Delinquency
5. General Discussion

ADJOURNMENT

OPEN FORUM: (Members are limited to 3 minutes)



THE MARLIN

• COCOA BEACH FLORIDA CONDOS •

Marlin Apartments Condominiums, Inc. 22 Tulip Avenue, Cocoa Beach FL 32931
Notice of Board of Administration Meeting

Date: Friday March 14, 2:00 PM

Location: <https://zoom.us/j/96097085358?pwd=WmsaOsDfaeQUYbTSbiwWJ9aULQOmMN.1>
or unit 311 at 22 Tulip Avenue, Cocoa Beach

Establish Quorum

Call Meeting to Order & Proof of Notice

Agenda: (subject to time)

1. Board Operations
Meeting Minutes
2. Reports
Financial Update, notice(s), expense review
Construction: Keystone, roofing
Manager's Report
3. Old Business
Sub-Committee Updates: Insurance, By-laws, Security
4. New Business
Marlin website
Audit 2024-2025
Updated Reserve Study
Meeting Recordings
FPL Easement
Insurance Appraisal
5. General Discussion

ADJOURNMENT

OPEN FORUM: (Members are limited to 3 minutes)



THE MARLIN

• COCOA BEACH FLORIDA CONDOS •

Marlin Apartments Condominiums, Inc. 22 Tulip Avenue, Cocoa Beach FL 32931
Notice of Board of Administration, Meeting
Date: Friday May 9, 2:00 PM

Location:

<https://zoom.us/j/98544498726?pwd=4Y0IFkkn4sFqbJz4QZ6AGVXoQFzinW.1>

Establish Quorum

Agenda: (subject to time)

1. Board Operations
Meeting Minutes
2. Reports
Financial Update, notice(s), expense review
Construction: Keystone, roofing
Manager's Report
3. Old Business
Sub-Committee Updates: Insurance, By-laws, Security
Insurance Appraisal, Updated Reserve Study, Audit 2024-2025, FPL
Easement
4. New Business
BTR License for all owners
Quickbooks Online
Digital Locks
Email Authorization Form
Meeting Room for Board Meeting
Website Work
Budget Prep
5. General Discussion

ADJOURNMENT

OPEN FORUM: (Members are limited to 3 minutes)



THE MARLIN

• COCOA BEACH FLORIDA CONDOS •

Marlin Apartments Condominiums, Inc. 22 Tulip Avenue, Cocoa Beach FL 32931
Notice of Board of Administration, Meeting
Date: Friday July 11, 2:00 PM

Location:

<https://zoom.us/j/94063289675?pwd=OZWHweTptQpc8lkrktTMcMSWnA5REj.1>
Unit 311, 22 Tulip Avenue, Cocoa Beach

Establish Quorum

Agenda: (subject to time)

1. Board Operations
Meeting Minutes
2. Reports
Financial Update, Budget
Construction: Keystone, roofing
Manager's Report
3. Old Business
Trane Report
Insurance, By-laws, Digital Locks
Insurance Appraisal, Updated Reserve Study, FPL Easement
Quickbooks Online
Board Meeting Oct 2025 and Annual Meeting Nov 2025
Website Work, Email Authorization Form
BTR License for all owners
4. New Business
Air-Cooled Chiller Specs VS Existing Cooling Tower
Spectrum, Wifi and Telco
5. General Discussion

ADJOURNMENT

OPEN FORUM: (Members are limited to 3 minutes)

Marlin Apartments Condominium, Inc.
22 Tulip Avenue #311
Cocoa Beach, Fl. 32931

September 2, 2025

To: All Owners,
Subject: First Notice of Annual Owner's Meeting

Pursuant to the Florida Statutes of Condominium Association rules and regulation the First notice of the annual meeting is hereby presented.

Meeting Date: November 1, 2025

Proposed Location (subject to change) Ocean Lands Resort and Racquet Club
(Party Room)
Cocoa Beach, Fl. 32931

Time: 10am

Proposed preliminary agenda:

Registration of attendees and proxies

Election of 2025-2026 Board of Directors

Minutes of previous meeting

Treasurers Report

Old Business / New Business

2025 -2026 Budget Presentation

Rental Committee Meeting and Reports (immediately following)

If there are specific issues that you want addressed at this meeting, please notify me in advance so that these items can become part of the agenda.

Please make every effort to attend so that you can participate in your condominium's future.

Sincerely,

Shirley Storm
Secretary/Treasurer, Marlin Apartments Condominium Association, Inc

Marlin Apartments Condominium, Inc.
22 Tulip Avenue
Cocoa Beach, Fl. 32931
October 1, 2025

To: All Owners

Subject: Second Notice of Annual Owner's Meeting

Pursuant to the Florida Statutes of Condominium Association rules and regulations the first notice of the annual meeting is hereby presented.

Meeting Date November 1, 2025

Proposed Location (subject to (change) Ocean Landings Resort & Racquet Club
Party Room
900 N. Atlantic Ave.
Cocoa Beach. Florida

Time: 10:00 am

Proposed preliminary general agenda:

Registration of attendees and proxies
Election of 2025-2026 Board of Administration
Minutes of previous meetings
Treasurers Report
Old Business / New Business
2025-2026 Budget Presentation
Open Discussion

Rental Committee Meeting and reports (Immediately following)

If there are specific issues that you want addressed at this meeting, please notify me in advance so that these items can become part of the agenda. Please make every effort to attend so that you can participate in your condominium's future.

Sincerely,

Shirley P. Storm
Secretary,
Marlin Apartments Condominium Association Inc.



THE MARLIN

• COCOA BEACH FLORIDA CONDOS •

Marlin Apartments Condominiums, Inc. 22 Tulip Avenue, Cocoa Beach FL 32931
Notice of Board of Administration, Meeting
Date: Friday Sept 19, 2:00 PM

Location:

(<https://zoom.us/j/98789788646?pwd=Uzly63Cas5XZbEQbDoDAqTLV0IPULg.1>)

Unit 311, 22 Tulip Avenue, Cocoa Beach Fl 32931

Establish Quorum

Agenda: (subject to time)

1. Board Operations
Meeting Minutes
2. Reports
Financial Update, Budget
Construction Update
Manager's Report
3. Old Business
Trane Report
Cameras
Digital Locks
4. New Business
Announcement
5. General Discussion

ADJOURNMENT

OPEN FORUM: (Members are limited to 3 minutes)

Marlin Apartments Condominiums, Inc.
22 Tulip Avenue
Cocoa Beach FL 32931

Notice of Board of Directors Meeting

Date:

Friday, Oct 17, 2025
10:00 AM

Location:

Marlin #311
22 Tulip Ave
Cocoa Beach FL 32931

<https://zoom.us/j/91424330858?pwd=F4KOF9eAf1OtMvbZpnT9kAJuyWMCfw.1>

Agenda:

Old business:

Approval of minutes

Review open items

Digital Door Locks

Building Cameras

New business:

Current financial status review

- 1) Status of audits - Audit of 24-25 year will be performed after the close of the transition period ending 12/31/25 at the recommendation of the CPA. We will be filing a tax return ending 12/31/25.
- 2) Initial 24-25 year status

Building Discussion

- 1) Building Status
- 2) Reserve Fund report

Finalize proposed 25-26 budgets for annual meeting

- 1) A transition budget for the period of Oct 1, 2025 – Dec 31, 2025 and a budget for Jan 1, 2026-Dec 31, 2026 to align our fiscal year with the calendar year

Rental Meeting to follow the regular meeting.

Agenda:

Approve minutes

Current financial status

Review open items

Approve 25-26 Budgets

Review operations of rental program

Other business/Discussion

Adjournment

Shirley Storm
Secretary