

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

Notice of Board of Directors Meeting

Date:
Friday Oct 23, 2026
1 PM

Location: Marlin #311
22 Tulip Ave
Cocoa Beach FL 32931

<https://zoom.us/j/96823242095?pwd=6McmnDVdqvyTHVEHazxZY4ZraGHtBl.1>

Comments by owners accepted at the beginning of the meeting on agenda items limited to 3 minutes each. Comments from Owners on agenda items C and D accepted at beginning of those items.

Agenda:

Old business:

Approval of minutes
Review open items

New business:

- A) Current financial status review
 - 1) Status of audits – Last audit was performed for period 10/1/24-12/31/25. Audit of 2026 has been scheduled in 2027 covered period 1/1/26-12/31/26. WE will be filing a tax return ending 12/31/26.
 - 2) Initial 2026 year status includes estimates for expenditures through 12/31/26.
- B) Building Discussion
 - 1) Building Status
 - a. Building Inspection
 - b. Chiller Replacement bid status
 - c. Roof replacement bidding status
 - d. Window replacement bidding status
 - e. Development of air handler replacement options
 - 2) Reserve Fund report

- 3) Current accounting
 - a. Audit of year 2026 years will be performed after Dec 2026.
 - b. We are transitioning to quickbooks online. This has been planned since our version of quickbooks is being phased out

- 4) Update on Construction issues from next door

C) Finalize proposed 27 budget for annual meeting.

Comments by owners accepted at the beginning of this item limited to 3 minutes each on this item. Board discussion on topic to follow.

- 1) A budget has been prepared for Jan 1,2027- Dec 31,2027 to align our fiscal year with the calendar year.
- 2) It is based on a combination of actuals to date and estimates for remaining 2026 spending.
- 3) Ins last year came in approx. \$53000 under the planned amount and \$30,000 was applied from a prior insurance assessment. The bids received included some more favorable responses but we still receive limited because we are in an older building, we are on the beach and we have short term rentals.
- 4) No Building Project assessments are included in the 2027 budget. has some punch list items remaining that should be able to be addressed within remaining funds.
- 5) Reserve Fund Report and Audit costs are budgeted each year and are scheduled ahead of time.
- 6) Legal Fees are included in budget.
- 7) The budget for 2027 is built on a monthly maintenance fee staying the same at \$800 per month anticipating that a portion of the year ending unallocated fund balance will be assigned to the budget. That amount is \$27,000. The board will be reviewing what unallocated fund balance is retained and what amount is applied to 2027 at years end. Detailed discussion at the board meeting will finalize board approach.
- 8) 2027 budget will be sent/ mailed to all owners on 10/24/26 for consideration at the 11/7/26 meeting.
- 9) Draft of budget for consideration at the board's 10/23/26 meeting. May be updated with additional information available over the next 2 weeks.

D) Review operations of the association.

Comments by owners accepted at the beginning of this item limited to 3 minutes each on this item. Board discussion on topic to follow.

- E) Request for video type of meeting for annual owners meeting. Followup to discussion and comments from Dec 2025 board meeting.

Other business / board discussion

Adjournment

Rental Meeting to follow the regular meeting.

Shirley Strom
Secretary Marlin

CAM is inviting you to a scheduled Zoom meeting.

Topic: Notice of BOD meeting

Time: Oct 23, 2026 01:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/96823242095?pwd=6McmnDVdqvyTHVEHazxZY4ZraGHtBl.1>

Join and take notes

<https://zoom.us/j/96823242095?pwd=6McmnDVdqvyTHVEHazxZY4ZraGHtBl.1&mynotes=on>

Meeting chat link

<https://zoom.us/jc/96823242095>

View meeting insights

<https://zoom.us/jc/96823242095?muid=0b285e8c-7743-423a-8689-b191cac8cc6b>

Meeting ID: 968 2324 2095

Passcode: 429823

One tap mobile

+13052241968,,96823242095#,,,,*429823# US

+13017158592,,96823242095#,,,,*429823# US (Washington DC)

Join by SIP

• 96823242095@zoomcrc.com

Join instructions

<https://zoom.us/join/96823242095?signature=0NhbmHowIAjmPzBxBRRLjwifQ3N4sx7-Ae6cSwpHsJg>

Rental Meeting to follow the regular meeting.

Agenda:

Approve minutes

Current financial status

Review open items

Approve 27 Budget

Review operations of rental program

Other business/Discussion

Adjournment

Shirley Storm
Secretary