

MINUTES

PARKWOOD VILLAS HOMEOWNERS' ASSOCIATION II, INC.

Organizational Meeting of the Board of Directors

February 1, 2024

Management Professionals, Inc.

530 Construction Lane

Lehigh Acres, FL 33936

DETERMINATION OF A QUORUM. Board members present were Jackie Miller, Lee Osborne, Ernesto Quintana and Joe Michel. Kimberly Stroder was absent. Allison Cefalu, CAM was in attendance for Management Professionals, Inc.

CALL TO ORDER. Jackie Miller called the meeting to order at 6:35 p.m. at the office of Management Professionals, Inc., the location specified in the notice for this meeting.

PROOF OF NOTICE OF MEETING. In accordance with bylaw and statutory requirements the notice of this meeting was mailed to all owners on January 18, 2024.

WELCOME GUESTS. Jackie Miller welcomed Lydia DeVincolis, Wendy and Bill Fleming and Diane Karus.

READING AND DISPOSAL OF MINUTES. Jackie Miller made a motion to approve the minutes of the November 9, 2023 Board of Directors meeting. Joe Michel seconded the motion. Motion passed unanimously.

FINANCIAL REPORT. None at this time.

UNFINISHED BUSINESS. *Cost of Sign.* Signs In One Day, the current owners retired. Will have to find a new sign company.

Pump house repair. This needs to be scheduled as soon as possible.

Sink hole. The sink hole has still not been filled in. This would be FGUA. Will continue to contact FGUA.

New Directory. New Book will be ready for distribution by next meeting. We were waiting to add the Board of Directors before printing.

Violations. A list of unfinished violations was submitted. Allison will do an inspection next week and send notice to those units in violation. The violations will need to be corrected or the Association will be forced to start the fining process.

NEW BUSINESS. *Election of Officers.* The following nominations were made and accepted:

Jackie Miller - President
Lee Osborne – Vice President
Joe Michel – Treasurer
Ernesto Quintana – Secretary
Kimberly Stroder – Director

Any new business which may properly come before the Board. It was requested that we ask Morgan (the community landscaper) to spray the pool deck area for weeds.

It was requested to have Morgan do a sprinkler check and redirect the sprinklers hitting the buildings to help prevent anymore rust stains. Once this is done get a quote to do a one-time pressure washing.

It was reported that the storm drains throughout are almost underground. They need to be dug out.

There are trees overhanging roofs and windows. Can these trees be removed? Management will have Greg Tefft quote once a list is received.

Get the mailboxes behind Ridgecrest removed.

Pool area ideas. Get a fence quote to include the shuffleboard area inside the fence, if possible per code. Also find out about possibly raising all the existing fence higher. Find out what the pipes between concrete slabs are for. Get them removed.

Make two times a year palm tree trimming part of the contract.

Have Morgan bid for landscaping revamping ideas for the signs, once the new signs are installed.

Request that the landscaper stop edging all the individual peoples landscaping, seems to be making gutters/spacing.

Remind all owners they need to check their units for possible paint refresh.

DETERMINATION OF NEXT MEETING. The next Board of Directors Meeting will be on **Thursday, March 7, 2024 at 6:30 p.m.** at the offices of Management Professionals, Inc., 530 Construction Lane, Lehigh Acres, FL 33936

ADJOURNMENT. There being no further business, Joe Michel adjourned the meeting at 7:31 pm.