

MINUTES

PARKWOOD VILLAS HOMEOWNERS' ASSOCIATION, II, INC.

Annual Meeting of the Homeowners

February 4, 2021

Management Professionals, Inc.

530 Construction Lane

Lehigh Acres, Florida 33936

CERTIFYING QUORUM – CALL TO ORDER. A quorum was established with 16 of the 44 units represented in person or by proxy. Allison Cefalu, CAM, was in attendance for Management Professionals, Inc. Lydia Devincolis, President, called the meeting to order at 6:30 p.m.

CONFIRMATION OF PROPER MEETING NOTICE. In accordance with bylaw and statutory requirements the notice for this meeting was mailed to all owners on January 14, 2021. A notarized mailing affidavit is on file with the minutes.

READING AND DISPOSAL OF UNAPPROVED MINUTES. Jackie Miller made a motion to dispense with the reading of the February 7, 2019 annual meeting minutes and approve as submitted. Howard Osborne seconded the motion. Motion passed unanimously.

REPORT OF COMMITTEES. *Officer Report.* Allison Cefalu reported on the following items:

Morgan Jeffcoat has replaced Terry Snyder as the lawn care vendor.

There was a problem with Muscovy Ducks and a vendor was brought in to rid the Association of the problem. 13 ducks were killed. Residents were told not to feed wild life including feral cats. This encourages them and they take up residents at the pool. A large blow-up swan was placed in the pool as a deterrent and has popped and needs to be replaced. Mike Vail suggested several smaller floats; however it needs to be large to deter the ducks.

The Association pool was resurfaced. Additional maintenance will be performed on the pool deck.

218 Oakmont has become an eyesore in the community. The owner refuses to upkeep the property. The Association will look into possibly having the property condemned to force repair and maintenance. Will also try and find out the person that is listing the property.

OPEN FORUM. Jackie Miller asked the procedure of nomination. Allison Cefalu explained the Association's governing documents outlined the nomination process. The nominations were to be approved by a majority of the outgoing Board of Directors. Jackie Miller then asked why the Board of Directors could not be increased from 3 (three) to 5 (five) members. Allison Cefalu explained the decision on the amount of Board Members was a Board of Directors vote. At the time Jackie Miller asked the mailing had already been sent out and there would not be another noticed Board Meeting prior to the Annual Meeting. The Board Meeting agenda must include the item Board Member Increase and be noticed at least 48 hours prior to the meeting. This can be done at the March Board of Director's Meeting. If the agenda item should pass 2 (two) members could be appointed at that time. It is recommended that anyone interested in serving on

the Board of Directors attend meetings to understand the duties of the Board of Directors and the process of Governing an Association.

Owners expressed positive feedback on the new landscaper Morgan Jeffcoat. They were in awe of some of the things he did that had not been done in the past.

Mike Vail again brought up the acceptance of the pressure washing and sealing quote accepted by the Association. Management will ask Professional Pressure to explain his proposal which seems to be duplicated in the line pressure washing and the line clean and prep. Also explaining the unit price and if there was a standard for unit price. Management will ask AA Top to Bottom to revise his quote to use SilaCast from Deco Products Inc.

UNFINISHED BUSINESS. Nothing reported.

NEW BUSINESS. *Vote on Rollover of Excess Funds.* Allison collected and counted the ballots and reported the following results:

The vote to rollover any excess funds, if any, passed unanimously.

Announcement of 2021 Board of Directors. The only nominations were Bob Slycord, Lydia Devincolis and Jackie Miller.

Allison Cefalu reported Lydia Devincolis, Robert Slycord and Jackie Miller are the 2021 Board of Directors.

ADJOURNMENT. Lydia Devincolis adjourned the meeting at 7:18.

Minutes typed by Management Professionals, Inc. but have not yet been approved by the Members.