

MINUTES

**PARKWOOD VILLAS HOMEOWNERS' ASSOCIATION II, INC.**

Meeting of the Board of Directors  
April 7, 2022  
Management Professionals, Inc.  
530 Construction Lane  
Lehigh Acres, FL 33936

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**DETERMINATION OF A QUORUM.** Board members present were Lydia Devincolis, Jackie Miller, Lee Osborne and Joe Michel. Allison Cefalu, CAM was in attendance for Management Professionals, Inc.

**CALL TO ORDER.** Lydia Devincolis called the meeting to order at 6:30 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 posted in designated area April 4, 2022.

**WELCOME GUESTS.** No guests.

**READING AND DISPOSAL OF MINUTES.** Joe Michel made a motion to approve the minutes of the March 3, 2022 Board of Directors meeting. Jackie Miller seconded the motion. Motion passed unanimously.

**FINANCIAL REPORT.** Allison Cefalu reported the preliminary financials as of March 31, 2022. Balance Sheet items: Operating Acct. \$67,521.65, CD 7/15/16 \$10,266.18, Accounts Receivables \$1,930.00. Total Assets/Liabilities & Equity \$79,717.83.

**UNFINISHED BUSINESS.** *Furniture:* Lydia Devincolis reported pool chairs will be here in May-June and the new umbrellas were put up.

*Restroom Door:* Self-closing mechanism installed on restroom door at pool.

*Gate:* Lock at main gate was repaired.

*Paint codes:* Sherwin Williams/Flex Bon merged and the mix codes are:

Trim - #8274M 04-02 Festoon  
Outside #5830W 04-01

These are oil based.

**NEW BUSINESS.** *Any new business which may properly come before the Board.* Lee Osborne reported 8-9 lights out. He will get replaced.

Jackie Miller reported lawn/irrigation in rear of 19-20 need to be checked.

Jackie Miller reported a group of kids from 235 Beth Stacey are using the pool without owner present. She stated the pool rules need to be updated to remove jumping and add No horseplay, running or diving and No glass bottles on deck or in trash cans.

Allison Cefalu informed the Board of the violation process. 1<sup>st</sup> friendly reminder is sent to owner, then 2<sup>nd</sup> demand with price to have association remedy the violation. 3<sup>rd</sup> notice will have invoice for work performed to remedy the violation.

**DETERMINATION OF NEXT MEETING.** The next Board of Directors Meeting will be on **Thursday, October 6, 2022 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, Lydia Devincolis adjourned the meeting at 7:16 p.m.

*Minutes typed by Management Professionals, Inc. but have not yet been approved by the Board of Directors*