

MINUTES

PARKWOOD VILLAS HOMEOWNERS' ASSOCIATION II, INC.

Meeting of the Board of Directors
January 13, 2022
Management Professionals, Inc.
530 Construction Lane
Lehigh Acres, FL 33936

DETERMINATION OF A QUORUM. Board members present were Lydia Devincolis and Jackie Miller. Bob Slycord was absent. 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 at designated area on January 10, 2022.

WELCOME GUESTS. Lydia Devincolis welcomed Ian Michel.

READING AND DISPOSAL OF MINUTES. Lydia Devincolis made a motion to approve the minutes of the November 13, 2022 Board of Directors meeting. Jackie Miller seconded the motion. Motion passed unanimously.

FINANCIAL REPORT. Allison Cefalu reported the preliminary financials as of December 31, 2021. Balance Sheet items: Operating Acct. \$62,037.71, CD 7/15/16 \$10,266.18, Accounts Receivables \$2,080.00. Total Assets/Liabilities & Equity \$74,383.89. Lydia Devincolis made a motion to accept the financial report as given. Jackie Miller seconded. Motion passed unanimously.

The Association will start applying late fees to accounts not paid by the 30th of the month. Notice will be sent with late fee applied. If not paid after first notice a demand payment will be sent to all accounts two (2) months past due.

UNFINISHED BUSINESS. *Pool Gates.* Contact Tropical Fence as it has been 4 weeks to check on status of gate repairs.

NEW BUSINESS. *Any new business which may properly come before the Board.* There has been an issue in getting roofing materials. An owner requested a change in material. This subject has been discussed before and the Board voted to keep the current material to maintain uniformity. Allison Cefalu will contact a roofer she has dealt with to see if there is any other option close to what is currently being used.

There has been a request for an updated directory.

The Board has requested the Documents be reviewed as to ownership of units and how many can one individual own.

232 Oakmont's trim painted the wrong color. Check to see if it has been corrected.

208 Oakmont – weeds are out of control in the rear. Trash is piling up and it is becoming a nesting area for the Muscovy ducks.

The Board discussed the upcoming Annual Meeting. Four members have been nominated for the Board and will be placed on the proxy: Lydia Devincolis, Ian Michel, Jackie Miller and Lee Osborne. Nominations will also be accepted at the meeting. Write in candidates will need to be properly nominated at the meeting.

DETERMINATION OF NEXT MEETING. The next Board of Directors Meeting will be on **Thursday, February 3, 2022 immediately following the Annual Meeting 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 7:22 p.m.