

MINUTES

PARKWOOD VILLAS HOMEOWNERS' ASSOCIATION II, INC.

Meeting of the Board of Directors
November 11, 2021
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 mailed to all owners on October 4, 2021. Affidavit on file.

WELCOME GUESTS. Lydia Devincolis welcomed Lee Osborne and Bob Davenport.

READING AND DISPOSAL OF MINUTES. Lydia Devincolis made a motion to approve the minutes of the October 11, 2021 Board of Directors meeting. Jackie Miller seconded the motion. Motion passed unanimously.

FINANCIAL REPORT. Allison Cefalu reported the financials as of October 31, 2021. Balance Sheet items: Operating Acct. \$65,151.23, CD 7/15/16 \$10,266.18, Accounts Receivables \$1,430.00. Total Assets/Liabilities & Equity \$76,847.41. Lydia Devincolis made a motion to accept the financial report as given. Jackie Miller seconded. Motion passed unanimously.

UNFINISHED BUSINESS. *Picnic Table.* The broken picnic table has been removed.

Pool Gates. Tropical Fence is 4 weeks out on repairs.

NEW BUSINESS. *2022 Budget Adoption.* After a brief discussion Lydia Devincolis made a motion to keep the 2022 Budget the same at \$125.00 per unit per month. Jackie Miller seconded the motion. Motion passed unanimously.

Any new business which may properly come before the Board. Landscaping is looking good.

The Muscovy ducks are coming back. Get an estimate to enclose the pool area. Looking into alternative ideas to keep them out.

The Board discussed purchasing additional lounge chairs for the pool area. Jackie Miller made a motion to purchase 4 more lounge chairs. Lydia Devincolis seconded the motion. Motion passed unanimously.

232 Oakmont is painted the wrong color.

208 Oakmont – weeds are out of control in the rear.

216 Oakmont has damage to backside of condo under the bay window.

DETERMINATION OF NEXT MEETING. The next Board of Directors Meeting will be on **Thursday, January 13, 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 7:00 p.m.

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