

MINUTES

PARKWOOD VILLAS HOMEOWNERS' ASSOCIATION, II, INC.

Annual Meeting of the Homeowners

February 3, 2022

Management Professionals, Inc.

530 Construction Lane

Lehigh Acres, Florida 33936

CERTIFYING QUORUM – CALL TO ORDER. A quorum was established with 17 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 20, 2022. A notarized mailing affidavit is on file with the minutes.

READING AND DISPOSAL OF UNAPPROVED MINUTES. Jackie Miller made a motion to approve the minutes of the February 4, 2021 Annual Meeting as submitted. Bob Slycord seconded the motion. Motion passed unanimously.

OPEN FORUM. Pam Dickinson stated she could not obtain insurance without replacing the roof. She stated the expense and availability of product was a problem. She wanted to know if the Board would consider changing the material. Prior to the meeting Drew from RoofMasters was asked how the Association could change from roofing tile to shingles and what it would look like. He stated he could do a mockup of the shingles next to tile. Unit owners that have already replaced their roofs with tile cannot be made to change. The Board will make a decision on change once they see what the difference would look like.

REPORT OF COMMITTEES. *Officer Report.* It was reported the Association had paid to have Muscovy Ducks removed. They are beginning to return and so far the fanning/popping open an umbrella and chasing them with broom have been scaring them off. The Board would like to remind all owners not to feed the ducks as this will encourage them to make Parkwood their home.

The grounds have been looking good thanks to the new landscaper.

Lee Osborne has volunteered to take care of lights that are out if he is given the information. Owners must report the outages to Management and Lee Osborne will be given the information. Bob Slycord reported he has extra light bulbs at his condo.

NEW BUSINESS. *Vote on Rollover of Excess Funds.* Allison collected and counted the ballots and reported the vote to rollover any excess funds, if any, passed.

Announcement of 2021 Board of Directors. The only nominations were Lydia Devincolis, Joe (Ian) Michel, Jackie Miller and Lee Osborne.

Allison Cefalu reported Lydia Devincolis, Joe (Ian) Michel, Jackie Miller and Lee Osborne are the 2022 Board of Directors.

ADJOURNMENT. Lydia Devincolis adjourned the meeting at 7:00

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