

## MINUTES

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

Annual Meeting of the Homeowners

February 2, 2023

Management Professionals, Inc.

530 Construction Lane

Lehigh Acres, Florida 33936

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**CERTIFYING QUORUM – CALL TO ORDER.** A quorum was established with 14 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 6:36 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 19, 2023. 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 3, 2022 Annual Meeting as submitted. Ian Michel seconded the motion. Motion passed unanimously.

**OPEN FORUM.** The Association recently replaced six of the carriage lights on Ridgecrest with new LED Fixtures. As they go out the Association will eventually replace all carriage light fixture with new LED fixtures.

Bill Fleming doesn't think fertilizing is working, suggested terminating the contract with Well's Termite and Pest Control and look for another company. The association has increased the amount of treatments each year and for 2023 they have contracted for four (4) treatments rather than two (2) treatments. The more treatments, the quicker the dollar weed will subside.

Violations were discussed such as commercial vehicles being parked on grass and trash being stored in the rear of units.

There was discussion into doing an amendment to the declaration to allow for vetting of leases.

There was discussion about replacing pump houses and doing island upgrades.

**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 2023 Board of Directors.* The only nominations were Joe (Ian) Michel, Jackie Miller and Lee Osborne.

Allison Cefalu announced Joe (Ian) Michel, Jackie Miller and Lee Osborne are the 2023 Board of Directors.

**ADJOURNMENT**. Lydia Devincolis adjourned the meeting at 7:24 pm.

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