

MINUTES

PARKWOOD VILLAS HOMEOWNERS' ASSOCIATION II, INC.

Meeting of the Board of Directors
November 12, 2020
Management Professionals, Inc.
530 Construction Lane
Lehigh Acres, FL 33936

DETERMINATION OF A QUORUM. Board members present were Lydia Devincolis, Robert Slycord and Michael Vail. Allison Cefalu, CAM was in attendance for Management Professionals, Inc.

CALL TO ORDER. Lydia Devincolis called the meeting to order at 10:00 a.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 29, 2020.

WELCOME GUESTS. Diane Karus and Jackie Miller were welcomed.

READING AND DISPOSAL OF MINUTES. Lydia Devincolis made a motion to approve the minutes of the October 8, 2020 Board of Directors meeting. Bob Slycord seconded the motion. Motion passed unanimously.

FINANCIALS. Allison Cefalu reported the October 31, 2020 Financials. Operating Account \$63,252.47, CD \$10,261.88, Accounts Receivable \$1,330.00 for a Total Asset/Liability \$74,844.35.

Allison Cefalu reported the spending of funds to remove the ducks. Letters were sent to all owners about putting out food for strays.

Lydia Devincolis stated swans deter the ducks. When pool is resurfaced she will put a float in pool as a deterrent. There are still two (2) lingering in the area but not at the pool.

UNFINISHED BUSINESS. *Pool Deck.* There were two (2) quotes received for pressure washing and seal coating the pool deck. After Board discussion on comparison of the quotes Lydia Devincolis made a motion to accept the quote from Professional Pressure Washing. Bob Slycord seconded the motion. Motion passed with two (2) votes for and one (1) vote against.

Pavers. Allison Cefalu has been trying to contact the company that originally did the pool deck to have them extend pavers under the fence with no luck. She may have to find another vendor.

NEW BUSINESS. *2021 Budget Adoption.* The Board submitted the 2021 Proposed Budget for vote. Lydia Devincolis made a motion to adopt the 2021 Budget as proposed. Bob Slycord seconded the motion. Motion passed unanimously. The 2021 Budget will remain at \$125.00 per unit per month.

Lawn Care quotes. Terry Snyder gave notice that he will no longer be doing the lawn care for Parkwood Villas 2 after December 31, 2020. Allison Cefalu put out the specifications for quote and received two (2) quotes. After review and discussion, Lydia Devincolis made a motion to accept the lawn care quote from Jeffcoat Lawn & Landscape LLC. Bob Slycord seconded the motion. Motion passed unanimously.

Any new business which may properly come before the Board. It was reported there are lights out around the community. Terry Snyder is addressing the issue.

The Board requested Management update the telephone directory with there being new owners and tenants. And also requested the tenant list be updated as there are several renters in the community that management does not have contact information on.

The Annual Meeting is scheduled for February 4, 2021 at 6:30 at the offices of Management Professionals, Inc. Notices will be mailed out to all owners prior to the meeting.

DETERMINATION OF NEXT MEETING. The next Board of Directors Meeting will be held on Thursday, January 7, 2021 at 10:00 a.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 10:31 a.m.