

MINUTES

PARKWOOD VILLAS HOMEOWNERS' ASSOCIATION II, INC.

Meeting of the Board of Directors
September 12, 2024
Management Professionals, Inc.
530 Construction Lane
Lehigh Acres, FL 33936

DETERMINATION OF A QUORUM. Board members present were Jackie Miller, Ernesto Quintana and Lee Osborne. Joe Michel was absent. Allison Cefalu, CAM was in attendance for Management Professionals, Inc.

CALL TO ORDER. Jackie Miller called the meeting to order at 6:40 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 the designated Bulletin Board on September 9, 2024.

WELCOME GUESTS. No guest.

READING AND DISPOSAL OF MINUTES. Lee Osborne made a motion to approve the minutes of the March 7, 2024 Board of Directors meeting. Jackie Miller seconded the motion. Motion passed unanimously.

FINANCIAL REPORT. Allison Cefalu reported the financials as of August 31, 2024 Balance Sheet items: Operating Acct. \$34,461.72, CD 7/15/16 \$10,296.92, Accounts Receivables \$9,816 and Total Assets/Liabilities & Equity \$58,574.64. Jackie Miller made a motion to accept the financial report as presented. Lee Osborne seconded the motion. Motion passed unanimously. Discussion was made regarding the collections of the unpaid assessments.

UNFINISHED BUSINESS. *Pool Fencing.* The Board received proposals to raise the fence around the pool from Tropical Fence \$7,705.75 and Sunstate Fence \$9,878. After brief discussion, Jackie Miller made a motion to not replace the fencing. Ernesto Quintana seconded the motion. Motion passed unanimously.

Community Sign. We are working with US Signs on pricing for a new community sign. Several designs were submitted for quotes. US Signs has recommended obtaining a survey to assist with obtaining permitting.

Damages by pool. FGUA still has done nothing about repairing the damaged area by the pool.

NEW BUSINESS. *2025 Budget Workshop.* The Board of Directors went over 2024 expenses and 2025 budget line by line. With a few increases in the budget the Board of Directors discussed raising the 2025 monthly assessment to \$140 per unit per month. A total increase of \$10 per unit per month. Jackie Miller accepted increasing the 2025 monthly assessment to \$1410 per unit per month. Lee Osborne seconded the motion. Motion passed unanimously.

Any new business not properly brought before the Board. It was reported that the carriage lights on the south side of Ridgecrest are on during the day. Management will contact Current Electric for repairs.

DETERMINATION OF NEXT MEETING. The next Board of Directors Meeting will be the Budget Adoption Meeting on October 3, 2024 at 6:30pm at the offices of Management Professionals, Inc., 530 Construction Lane, Lehigh Acres, FL 33936

ADJOURNMENT. There being no further business, the meeting was adjourned 7:24 pm.