

MINUTES

GOLFWOOD I CONDOMINIUM ASSOCIATION, INC.

Meeting of the Board of Directors
October 19, 2023
Management Professionals, Inc.
530 Construction Lane
Lehigh Acres, Florida

DETERMINATION OF A QUORUM. Board members present were George Schmidt, Robert Saul, Robert Taylor, and Lonnie Eckenrode. Allison Cefalu, CAM was in attendance from Management Professionals, Inc.

CALL TO ORDER. Robert Saul, President, called the meeting to order at 11:00 am 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 the meeting was posted in the designated area on October 5, 2023.

WELCOME GUESTS. No guests were welcomed.

READING AND DISPOSAL OF UNAPPROVED MINUTES. George Schmidt made a motion to approve the minutes of the September 30, 2023, Board of Director's Meeting as presented. Bob Taylor seconded the motion. Motion passed unanimously.

TREASURER'S REPORT. Robert Saul reported the accounts as of September 30, 2023. Operating Account had an ending balance of \$55,992.31 The reserve account has an ending balance of \$94,494.41 Accounts Receivable ending balance was \$8,043.65 Total Assets were \$158,530.37. Bob Taylor made a motion to accept the September financial reports as presented. George Schmidt seconded the motion. Motion passed unanimously.

REPORT OF COMMITTEE. *Grounds/Lighting/Irrigation.* Bob Saul reported the grounds are green, irrigation is working and all lights are working.

Allison Cefalu reported DOT is waiting for the area to fully settle over the culverts on Oaklawn Courts. DOT will be back out to seal the road after the settling is complete.

235 Thistle Court has severe overgrowth, resident has been notified to rectify with no response. The Board has requested obtaining a price from landscaper to have corrected and billed back to the owner.

The Board requested landscapers remove the dead/unhealthy lemon tree in rear of 235 Thistle.

Tree Trimming. Bob Taylor reported a tree in rear of 225 North Avenue is growing into the power lines. Management will contact LCEC to have the tree trimmed out of power lines.

UNFINISHED BUSINESS. Nothing to report at this time.

NEW BUSINESS. Mandatory Termite Inspection. Florida has several different termites that are very prevalent in this area. Due to the units being adjacent to each other, once one side gets treatment the other will too. Several problems can occur due to termites. Bob Taylor suggested requesting a new buyer/seller obtain a termite inspection.

Florida Building Code. The Association has been receiving modification requests to replace windows, doors, etc. Bob Taylor wants to make sure the owners are receiving Florida approved products. Bob Taylor is requesting to have the Florida product code on the modification request form so we can make sure it's an approved product. Bob Taylor also reminded everyone to make sure owners obtain insurance information from their vendors. Bob Taylor made a motion to add "Florida Product Code Approval" to the modification requests forms for future requests. George Schmidt seconded the motion. Motion passed unanimously.

2024 Budget Adoption. The Community was provided the 2024 proposed budget with monthly fee remaining the same as 2022 at \$140 per unit per month. Bob Saul made a motion to approve the 2024 Proposed Budget as presented. Lonnie Eckenrode seconded the motion. Motion passed unanimously.

DETERMINATION OF NEXT MEETING. The next Board of Directors meeting will be held November 16, 2023, at the office of Management Professionals, Inc., located at 530 Construction Lane, Lehigh Acres, FL 33936 at 11:00 a.m.

ADJOURNMENT. There being no further business the meeting was adjourned at 11:47 a.m.