

## MINUTES

### GOLFWOOD I CONDOMINIUM ASSOCIATION, INC.

Meeting of the Board of Directors  
February 17, 2022  
Management Professionals, Inc.  
530 Construction Lane  
Lehigh Acres, Florida

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**DETERMINATION OF A QUORUM.** Board members present were Barbara Hartnett, Robert Saul, Patrick Custer, Theresa Hixenbaugh and George Schmidt. Allison Cefalu, was in attendance from Management Professionals, Inc.

**CALL TO ORDER.** Robert Saul, President, called the meeting to order at 11:09 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 the meeting was mailed to all owners on February 3, 2022. Affidavit on file.

**WELCOME GUESTS.** Bob Taylor and Pat Schmidt were present for the Annual Meeting.

**OPEN FORUM.** There was a brief discussion as an Annual Meeting could not be called due to a lack of quorum. Comments were made about how much better 269 Briar Court exterior looks after the cleanup. It was noted the back window was slightly open however; it has been that way for a while.

Majestic has been called about the roots next door to 253 Briar Ct.

251 Thistle Ct. – Royal Palm replacement. Management has contacted Browning Nursery for the cost to replace and install.

249 Thistle dead palm tree in the 3 foot perimeter. Management will send notice to owner to remove the dead palm.

**READING AND DISPOSAL OF UNAPPROVED MINUTES.** Barbara Hartnett made a motion to approve the minutes of the January 20, 2022 Board of Director's Meeting. George Schmidt seconded the motion. Motion passed unanimously.

**TREASURER'S REPORT.** Robert Saul reported the preliminary accounts as of January 31, 2022 Operating Account had an ending balance of \$45,077.84. Reserve account has an ending balance of \$77,754.49. Accounts Receivable ending balance was \$5,220.65. Total Assets were \$128,052.98. George Schmidt made a motion to accept the financials as presented. Theresa Hixenbaugh seconded the motion. Motion passed unanimously.

Any funds left from 2021 are automatically rolled over to 2022.

269 Briar Court is still in collections and the Association is waiting for the bank to foreclose on this unit. Mortgage company has been active at the unit but no word from the mortgage company or heirs.

**REPORT OF COMMITTEE.** *Grounds/Lighting/Irrigation.* No problems reported.

An email was sent to Childs Roberts concerning lemon tree and orange tree. The Lemon tree at 233 Thistle was trimmed too much. The Orange tree was removed from property behind 219 Oaklawn. Violation notices need to be sent for the removal and replacement of these two trees. All trees are common area and do not belong to individual owners.

One (1) flood light is out on Thistle Court.

**UNFINISHED BUSINESS.** *No Report.*

**NEW BUSINESS.** *Election of Officers.* George Schmidt made a motion to keep the officers the same as 2020-2021. Theresa Hixenbaugh seconded the motion. Motion passed unanimously.

Robert Saul – President  
George Schmidt – Vice President  
Barbara Hartnett – Secretary  
Theresa Hixenbaugh – Treasurer  
Patrick Custer – Director

*Any new business which may properly come before the Board.* Owner of 255 Briar Court has a grandson living in unit without going through the application process.

Owner of 249 Thistle has a daughter living in unit without going through the application process.

**DETERMINATION OF NEXT MEETING.** The next Board of Directors meeting is scheduled to be held on Thursday, March 17, 2022, at the office of Management Professionals, Inc., located at 530 Construction Lane, Lehigh Acres, FL 33936 at 11:00 am.

**ADJOURNMENT.** There being no further business the meeting was adjourned at 11:54 a.m.