

MINUTES

GOLFWOOD I CONDOMINIUM ASSOCIATION, INC.

Meeting of the Board of Directors
November 21, 2024
Management Professionals, Inc.
530 Construction Lane
Lehigh Acres, Florida

DETERMINATION OF A QUORUM. Board members present were Lonney Eckenrode, Debra Hayes, George Schmidt and Bob Taylor. Allison Cefalu, CAM was in attendance from Management Professionals, Inc.

CALL TO ORDER. Bob Taylor called the meeting to order at 11:00 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 the meeting was posted in the designated area on November 18, 2024.

WELCOME GUESTS. Bob Taylor welcomed Nick Hintzen, Pat Schmidt and Thomas Traas.

READING AND DISPOSAL OF UNAPPROVED MINUTES. George Schmidt made a motion to approve the minutes of the October 17, 2024 Board of Director's Meeting with the following changes "Lonney Eckenrode voted in favor, Debra Hayes voted against. Motion carried." Lonney Eckenrode seconded the motion. Motion passed unanimously.

TREASURER'S REPORT. Allison Cefalu reported the financial accounts as of October 31, 2024. Operating Account had an ending balance of \$67,579.24 the Reserve account has an ending balance of \$103,082.15 Accounts Receivable ending balance was \$420.00 Total Assets were \$171,081.39. George Schmidt made a motion to accept the financials as presented. Debra Hayes seconded the motion. Motion passed unanimously.

REPORT OF COMMITTEE. *Grounds/Lighting/Irrigation.* The Board of Directors received a proposal from Greg Tefft to trim and lift the oak trees throughout the community. After discussion the Board requested Tefft provide the number of Oak Tree's he will be trimming and to provide the Board with a proposal of the number of Brazilian Pepper Tree's and the cost to remove them.

UNFINISHED BUSINESS. *Pavement from repairs by DOT.* Last year Lee County DOT made repairs to the culverts at the entrance to the loop on both sides of the road. After the repair was done the county installed gravel. Earlier this year the count reported the gravel has had the time to settle and they should pave the area now. It was reported that the paving has not been completed. Management has been contacting Lee County DOT to follow up on the paving.

Sealcoating Proposals. The Board of Director's were provided with two (2) proposals from Atlantic Southern Paving and SWFL Sealcoating. After reviewing the proposals, the Board has

requested updated proposals from Atlantic Southern Paving regarding the striping and request a separate proposal for repairs and paving. The Board tabled until they have the updated proposals.

NEW BUSINESS. The floor was opened to owners present and questions and concerns were addressed.

DETERMINATION OF NEXT MEETING. The next Board of Directors meeting will be held on January 16, 2025, 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 11:45 a.m.