

MINUTES

GOLFWOOD I CONDOMINIUM ASSOCIATION, INC.

Organizational Meeting of the Board of Directors
February 19, 2026
Management Professionals, Inc.
530 Construction Lane
Lehigh Acres, Florida

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

CALL TO ORDER. Robert Taylor, President, called the meeting to order at 9:30 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 5, 2026. Affidavit on file.

WELCOME GUESTS. Richard Cole, Bob Matthew and Pat Schmidt were present for the Annual Meeting.

OPEN FORUM. The floor was open to owners present and questions and concerns were addressed.

READING AND DISPOSAL OF UNAPPROVED MINUTES. Lonney Eckenrode made a motion to approve the minutes of the November 20, 2025 Board of Director's Meeting. George Schmidt seconded the motion. Motion passed unanimously.

TREASURER'S REPORT. Allison Cefalu reported the preliminary accounts as of January 31, 2026 Operating Account had an ending balance of \$72,335.28. Reserve account has an ending balance of \$109,808.56. Accounts Receivable ending balance was \$560. Total Assets were \$183,161.90. George Schmidt made a motion to accept the financials as presented. Lonney Eckenrode seconded the motion. Motion passed unanimously.

Any funds left from 2025 are automatically rolled over to 2026.

REPORT OF COMMITTEE. *Grounds/Lighting/Irrigation.* It was reported the Tree in rear of 225 North need trimming of the low hanging branches and in rear of 211 Oaklawn. Board of Directors have requested trimming quotes. It was also reported sprinkler system in rear of 209-211 Oaklawn needs to be repaired and possible sod replacement in the bare area.

UNFINISHED BUSINESS. It was reported that the Golfwood I Community sign needs to be replaced. Management will get price to repair/replace the sign. It was reported the Oaklawn Street sign is moldy/dirty. Needs cleaning and/or replaced.

NEW BUSINESS. *Election of Officers.* The following directors were nominated and accepted the office of the following.

Robert Taylor – President
George Schmidt – Vice President
Lonney Eckenrode – Secretary/Treasurer

DETERMINATION OF NEXT MEETING. The next Board of Directors meeting is scheduled to be held on Thursday, April 16, 2026, 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 9:57 a.m.