

## MINUTES

### GOLFWOOD I CONDOMINIUM ASSOCIATION, INC.

Meeting of the Board of Directors  
January 21, 2021  
Management Professionals, Inc.  
530 Construction Lane  
Lehigh Acres, Florida

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

**CALL TO ORDER.** Robert Saul, President, called the meeting to order at 11:03 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 posted in the designated area on January 18, 2021.

**WELCOME GUESTS.** No guests in attendance.

**READING AND DISPOSAL OF UNAPPROVED MINUTES.** George Schmidt made a motion to approve the minutes of the November 19, 2020 Board of Director's Meeting. Theresa Hixenbaugh seconded the motion. Motion passed unanimously.

**TREASURER'S REPORT.** Robert Saul reported the preliminary accounts as of December 31, 2020 Operating Account had an ending balance of \$27,640.74. Reserve account has an ending balance of \$65,837.28. Accounts Receivable ending balance was \$3,336.65. Total Assets were \$97,901.61. Barbara Harnett made a motion to accept the Financials. George Schmidt seconded the motion. Motion passed unanimously.

The Board discussed the unit under foreclosure and owned by the bank.

**REPORT OF COMMITTEE.** *Grounds/Lighting/Irrigation.* Robert Saul reported lights are working. He drives around and checks to make sure they are working. It is staying light out later.

Sod is looking good. Childs was out checking the sprinklers. Pump house lids need to be repaired prior to storm season. This should be scheduled soon.

No Trespassing signs should be replaced at each entrance.

Ruts have appeared and could be FGUA water lines, but will have Childs check to see if we need to fill. Childs is already filling some areas near 213 Oaklawn. The question was asked if the plumbing in the community was galvanized.

**UNFINISHED BUSINESS.** *Sealcoating.* Theresa Hixenbaugh stated it would have been nice if they would have sealcoated over the repairs. Roads look much nicer. Sealcoating will preserve the pavement life span.

**NEW BUSINESS.** *Any new business which may properly come before the Board.* It was reported that the children at 246 North Avenue are riding bikes/skate boards on Association Property. Management will send letter to owner of property.

A unit on Rosewood Ct (Allison Cefalu will obtain address from Childs) still has their hurricane shutters up. Management will send letter.

The Board expressed sympathy at the loss of Richard Samuel. The community has lost a good man.

**DETERMINATION OF NEXT MEETING.** The next Board of Directors meeting is scheduled to be held immediately following the Annual Meeting on Thursday, February 18, 2021 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 11:47 a.m.