

## MINUTES

### **GOLFWOOD I CONDOMINIUM ASSOCIATION, INC.**

Meeting of the Board of Directors  
October 16, 2025  
Management Professionals, Inc.  
530 Construction Lane  
Lehigh Acres, Florida

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**DETERMINATION OF A QUORUM.** Board members present were Lonney Eckenrode, 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 mailed to all owners and posted in the designated area on October 13, 2025.

**WELCOME GUESTS.** Bob Taylor welcomed Pat Schmidt and Joanne Cott to the meeting.

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

**TREASURER'S REPORT.** Allison Cefalu reported the financial accounts as of September 30, 2025. Operating Account had an ending balance of \$70,442.25 the Reserve account has an ending balance of \$107,969.20 Accounts Receivable ending balance was \$70.00 Total Assets were \$179,570.37. George Schmidt made a motion to accept the financials as presented. Lonney Eckenrode seconded the motion. Motion passed unanimously.

**REPORT OF COMMITTEE.** *Grounds/Lighting/Irrigation.* It was reported the Tree in rear of 221 North and the Oak tree on Briar Ct near the pump house are interfering with lawn mower. Board of Directors have requested trimming quotes.

**UNFINISHED BUSINESS.** *217 Oaklawn Court Unauthorized Tenant Update.* It was reported the unauthorized tenants are still residing in the unit. Management will reach out to legal for update on removal of tenants.

**NEW BUSINESS.** The Board of Director's discussed the 2026 Proposed Budget. George Schmidt made a motion to keep the fee at \$140 per unit per month. Lonney Eckenrode seconded the motion. Motion passed unanimously. Management will be mailing out the 2026 Proposed Budget to all owners prior to the Budget Adoption meeting scheduled for November 20, 2025.

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

**DETERMINATION OF NEXT MEETING.** The next Board of Directors Budget Adoption meeting will be held on November 20, 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 11:31 a.m.