

## MINUTES

### GOLFWOOD I CONDOMINIUM ASSOCIATION, INC.

Meeting of the Board of Directors  
August 18, 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, CAM was in attendance from Management Professionals, Inc.

**CALL TO ORDER.** Robert Saul, President, called the meeting to order at 11:06 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 August 15, 2022.

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

**READING AND DISPOSAL OF UNAPPROVED MINUTES.** George Schmidt made a motion to approve the minutes of the July 21, 2022 Board of Director's Meeting. Pat Custer seconded the motion. Motion passed unanimously.

**TREASURER'S REPORT.** Robert Saul reported the preliminary accounts Operating Account had an ending balance of \$50,941.75. Reserve account has an ending balance of \$82,777.56. Accounts Receivable ending balance was \$5,968.65. Total Assets were \$139,687.96. George Schmidt made a motion to accept the financials as presented. Theresa Hixenbaugh seconded the motion. Motion passed unanimously.

**REPORT OF COMMITTEE.** *Grounds/Lighting/Irrigation.* Need to send 243 Thistle a violation letter for parking in street, parking in the street is only permitted temporarily.

A Board member and the landscaper spoke with the tenant who owns the truck at 241 Thistle and informed the tenant they are not permitted to permanently park in the street as they are blocking trash pick-up and mail delivery. Management will send another violation letter informing the owner the property will be fined if violation is not corrected.

Management will have "No Trespassing Towing at Owner's Expense" signs installed in the areas most frequently violated.

Barba Hartnett reported the Stop signs and Street signs are faded. Management will get count on the number we need replaced and then get a price from Signs in One day for the signs.

255 Briar Court has landscape debris left out by owner after trimming her 3 ft perimeter. Management will send notice to have this cleaned up.

It was reported the Association had some lighting issues due to a lightning strike. Childs took care of and made the necessary repairs.

Childs is going to start taking care of center island Firecrackers. Theresa Hixenbaugh suggested making it look like Thistle Courts Island. Barbara Hartnett suggested removing all firecrackers. Childs suggested thinning out the firecrackers.

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

**NEW BUSINESS.** *Any new business which may properly come before the Board.*

**DETERMINATION OF NEXT MEETING.** The next Board of Directors meeting is scheduled to be held on October 20<sup>th</sup> 2022, (Budget Workshop) 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 11:53 a.m.