

MINUTES

GOLFWOOD I CONDOMINIUM ASSOCIATION, INC.

Meeting of the Board of Directors
September 19, 2024
Management Professionals, Inc.
530 Construction Lane
Lehigh Acres, Florida

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 posted in the designated area on September 16, 2024.

APPOINTMENT OF BOARD OF DIRECTOR. Bob Taylor made a motion to appoint Debra Hayes to the Board of Directors. George Schmidt seconded the motion. Motion passed unanimously.

WELCOME GUESTS. Bob Taylor welcomed Pat Schmidt, Nick Hintzen and John Hayes.

READING AND DISPOSAL OF UNAPPROVED MINUTES. George Schimdt made a motion to approve the minutes of the May 16, 2024 Board of Director's Meeting. Lonney Eckenrode seconded the motion. Motion passed unanimously.

TREASURER'S REPORT. Allison Cefalu reported the financial accounts as of August 31, 2024. Operating Account had an ending balance of \$71,027.49 the Reserve account has an ending balance of \$101,874.42 Accounts Receivable ending balance was \$1,186.50 Total Assets were \$174,088.41. 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.* The Brazilian Pepper Tree's have been removed from the vegetation cluster in the rear of 201-203 Oaklawn Court. Tefft Tree Services have proposed to "make the area a nice-looking landscape bed" by removing everything around the big tree on back cluster, removing all the tall traveler palms and carrotwood from the front cluster, severely cut back and remove most of the elephant ears. George Schmidt made a motion to approve the proposal as proposed. Lonney Eckenrode seconded the motion. Motion passed unanimously.

The Board of Directors have requested obtaining proposals to trim/shift/lift the Oak tree's and other bigger types of tree's throughout the community. It was requested that the landscaper's maintenance/upkeep the island trimmings of the small hedges, bushes, flowers etc.

The Board of Directors have requested obtaining cost to shape and further trim the elephant ear tree in rear of 201 Oaklawn.

Nick Hintzen reported a flood light out on Westside of Thistle Court Island. Nick Hintzen also presented the Board of Directors with a Condo Lighting Controller Reference Guide for the lighting system.

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 will contact Lee County DOT to follow up on the paving.

The Board of Directors requested obtaining proposals to repair/patch and sealcoat the roads within the community.

NEW BUSINESS. The Board of Director's discussed the 2025 Proposed Budget. The 2025 Budget will remain the same at \$140 per unit per month. Management will be mailing out the 2025 Proposed Budget to all owners prior to the Budget Adoption meeting scheduled for October 17, 2024.

DETERMINATION OF NEXT MEETING. The next Board of Directors meeting will be the 2025 Budget Adoption meeting held October 17, 2024, 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 11:58 a.m.

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