

MINUTES

GOLFWOOD I CONDOMINIUM ASSOCIATION, INC.

Organizational Meeting of the Board of Directors
February 20, 2025
Management Professionals, Inc.
530 Construction Lane
Lehigh Acres, Florida

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

CALL TO ORDER. Robert Taylor, President, 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 on February 6, 2025. Affidavit on file.

WELCOME GUESTS. Janet Brown and Mai Tran 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 21, 2024 Board of Director's Meeting. Robert Taylor seconded the motion. Motion passed unanimously.

TREASURER'S REPORT. Allison Cefalu reported the preliminary accounts as of January 31, 2025 Operating Account had an ending balance of \$73,229.32. Reserve account has an ending balance of \$10,749.71. Accounts Receivable ending balance was \$442. Total Assets were \$178,421.03.

Any funds left from 2024 are automatically rolled over to 2025.

REPORT OF COMMITTEE. *Grounds/Lighting/Irrigation.* It was requested to have the Oak Tree's in rear of 237 Thistle Court and the Oak Tree on the side of 253 Briar Court trimmed far back away from these properties. It was also requested to get the Oak Tree's on an Annual Inspection like the Palm Tree's.

It was requested the Tree Trimmer also provide a proposal to remove all the old palm stumps throughout the community and to remove the leaning palm tree on Oaklawn removed.

It was reported that a capped sprinkler is popping out of ground in rear of 237 Thistle. Management will contact irrigation to have the sprinkler removed.

UNFINISHED BUSINESS. It was reported that the Golfwood I Community sign needs to be replaced. Management will get price to repair/replace the sign.

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

RATIFICATION OF APPLICATIONS. In December an application was reviewed via email by the Board of Directors and was denied. Lonney Eckenrode made a motion to ratify the denial of the application for 217 Oaklawn Court. Bob Taylor seconded the motion. Motion passed unanimously.

DETERMINATION OF NEXT MEETING. The next Board of Directors meeting is scheduled to be held on Thursday, March 20, 2025, 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 11:18 a.m.