

MINUTES

GOLFWOOD I CONDOMINIUM ASSOCIATION, INC.

Meeting of the Board of Directors
September 21, 2023
Management Professionals, Inc.
530 Construction Lane
Lehigh Acres, Florida

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

CALL TO ORDER. Robert Saul, President, called the meeting to order at 11:04 am 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 18, 2023.

WELCOME GUESTS. Bob Saul welcomed Tom Traas.

READING AND DISPOSAL OF UNAPPROVED MINUTES. George Schmidt made a motion to approve the minutes of the August 31, 2023, Board of Director's Meeting as presented. Bob Taylor seconded the motion. Motion passed unanimously.

TREASURER'S REPORT. Robert Saul reported the accounts as of August 31, 2023. Operating Account had an ending balance of \$58,400.44 The reserve account has an ending balance of \$93,644.68 Accounts Receivable ending balance was \$7,763.65 Total Assets were \$159,808.77. George Schmidt made a motion to accept the financials as presented. Bob Taylor seconded the motion. Motion passed unanimously.

REPORT OF COMMITTEE. *Grounds/Lighting/Irrigation.* George Schmidt reported the lights are all working. Thistle Court whole system was down one evening, Bob Saul contacted Childs Roberts and were repaired the following day.

Bob Saul reported the fertilization treatments seem to be working.

George Schmidt requested Childs Roberts check the drains in the grounds to make sure they are free from any vegetation debris.

Unfinished Business. Recently Lee County DOT made repairs to the culverts on Oaklawn Court and North Ave. DOT needs to be notified to have them back out to seal the gravel.

New Business. Robert Saul reported decorative flags have been installed on the streetlights on Homestead Road, will also be changing out for holiday flags in November.

The Board went through the 2023 expenses versus the Budget line item by line item. The maintenance fees will remain the same at \$140 per unit per month. George Schmidt motioned to

accept the 2024 budget as proposed. Bob Taylor seconded the motion. Motion passed unanimously. The notice to adopt the 2024 Budget will go out to the owners to inform them and to address any questions they may have.

DETERMINATION OF NEXT MEETING. The next Board of Directors meeting will be the Budget Adoption Meeting held October 19, 2023, 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 11:37 a.m.