

## MINUTES

### GOLFWOOD I CONDOMINIUM ASSOCIATION, INC.

Meeting of the Board of Directors  
November 20, 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 November 06, 2025.

**WELCOME GUESTS.** Bob Taylor welcomed Richard Cole and Bob & Linda Matthews to the meeting.

**READING AND DISPOSAL OF UNAPPROVED MINUTES.** George Schmidt made a motion to approve the minutes of the October 16, 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 October 31, 2025. Operating Account had an ending balance of \$72,404.83 the Reserve account has an ending balance of \$108,887.96 Accounts Receivable ending balance was \$140.00 Total Assets were \$181,432.79. 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 225 North need trimming of the low hanging branches and in rear of 211 Oaklawn. Board of Directors have requested trimming quotes. It was also reported sprinkler system in rear of 209-211 Oaklawn need to be repaired and possible sod replacement in the bare area.

The Board of Directors have requested proposals to re-pave the roads within Golfwood I.

**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.** George Schmidt made a motion to adopt the 2026 proposed budget as presented. Lonney Eckenrode seconded the motion. Motion passed unanimously. The 2026 fee will remain the same as 2025 at \$140 per unit per month.

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

**DETERMINATION OF NEXT MEETING.** The next Board of Directors meeting will be held on February 19, 2026, following the Annual Members Meeting at the office of Management Professionals, Inc., located at 530 Construction Lane, Lehigh Acres, FL 33936 at 9:30 a.m.

**ADJOURNMENT.** There being no further business the meeting was adjourned at 11:40 a.m.