

## MINUTES

### GOLFWOOD I CONDOMINIUM ASSOCIATION, INC.

Meeting of the Board of Directors  
February 16, 2023  
Management Professionals, Inc.  
530 Construction Lane  
Lehigh Acres, Florida

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

**CALL TO ORDER.** Robert Saul, President, called the meeting to order at 11:05 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 2, 2023. Affidavit on file.

**WELCOME GUESTS.** Robert Matthews, Barbara Hartnett and Edgar Rodriquez were present for the Annual Meeting.

**OPEN FORUM.** There was a brief discussion as an Annual Meeting could not be called due to a lack of quorum.

**READING AND DISPOSAL OF UNAPPROVED MINUTES.** Robert Taylor made a motion to approve the minutes of the January 19, 2023 Board of Director's Meeting. Lonnie Eckenrode seconded the motion. Motion passed unanimously.

**TREASURER'S REPORT.** Robert Saul reported the preliminary accounts as of January 31, 2023 Operating Account had an ending balance of \$55,918.44. Reserve account has an ending balance of \$87,696.71. Accounts Receivable ending balance was \$1,733.70. Total Assets were \$145,348.85. Bob Taylor made a motion to accept the financials as presented. Lonnie Eckenrode seconded the motion. Motion passed unanimously.

Any funds left from 2022 are automatically rolled over to 2023.

**REPORT OF COMMITTEE.** *Grounds/Lighting/Irrigation.* A proposal for tree trimming was submitted by D & D Tree Service. Lonnie Eckenrode motioned to approve the proposal for \$2,700.00. Bob Taylor seconded the motion. Motion passed unanimously.

Seven (7) stop signs need to be replaced. Lonnie Eckenrode made a motion to purchase the seven (7) stop signs. Bob Taylor seconded the motion. Motion passed unanimously. Childs Roberts will let us know how many "No trespassing" signs and "No parking on Grass" signs need to be replaced.

The culverts at the entrance exits to Association roads are damaged. Oaklawn Court is the worst. Department of Transportation were notified as the culverts are their responsibility.

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

**NEW BUSINESS.** *Election of Officers.* The following directors were nominated and accepted the office of the following.

Robert Saul – President  
George Schmidt – Vice President  
Lonny Eckenrode - Secretary  
Robert Taylor - Treasurer  
Patrick Custer – Director

*Any new business which may properly come before the Board.* The caregivers at 217 Oaklawn need to submit for background checks as they are residing in unit full time. 249 Thistle also has a person residing in home full time without approval. Management will send notice to both properties with application.

**DETERMINATION OF NEXT MEETING.** The next Board of Directors meeting is scheduled to be held on Thursday, March 16, 2023, 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 11:47 a.m.