

MINUTES

GOLFWOOD I CONDOMINIUM ASSOCIATION, INC.

Meeting of the Board of Directors
November 17, 2022
Management Professionals, Inc.
530 Construction Lane
Lehigh Acres, Florida

DETERMINATION OF A QUORUM. Board members present were Barbara Hartnett, Robert Saul, Patrick Custer, and George Schmidt. Theresa Hixenbaugh was absent. Allison Cefalu, CAM was in attendance from Management Professionals, Inc.

CALL TO ORDER. Robert Saul, President, called the meeting to order at 11:04 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 November 3, 2022.

WELCOME GUESTS. Robert Saul welcomed Pat Schmidt, Lonnie Eckenrode and Joanne Cott.

READING AND DISPOSAL OF UNAPPROVED MINUTES. George Schmidt made a motion to approve the minutes of the October 20, 2022 Board of Director's Meeting. Barbara Hartnett seconded the motion. Motion passed unanimously.

TREASURER'S REPORT. Robert Saul reported the accounts as of October 31st, 2022, Operating Account had an ending balance of \$54,797.48. Reserve account has an ending balance of \$85,219.22. Accounts Receivable ending balance was \$6,667.65. Total Assets were \$146,684.35. George Schmidt made a motion to accept the financials as presented. Barbara Hartnett seconded the motion. Motion passed unanimously.

REPORT OF COMMITTEE. *Grounds/Lighting/Irrigation.* Barbara Hartnett reported saturated water on the side of 253 Briar Court. Owner has reported the issue to FGUA two times, but nothing was done. Management will also call and advised owner to continue to report to FGUA.

George Schmidt reported the flood lights on Thistle Court only are coming on at 5pm instead of 6pm with the other lights.

Owner reported a tree down between Briar Court & Rosewood Court.

Owner reported vendors have been parking on grass when out to inspect individual properties. Please remind your vendors/guests to not park in the grass.

Joanne Cott requested trimming of the tree behind 201 Oaklawn court and 241 Thistle Court. Management will obtain proposal from D&D Tree Service to trim all palm tree's, oak tree's and any other tree that needs trimming.

It was reported that 249 Thistle Court has moved in a guest without undergoing the vetting process. Management will send application to owner to complete vetting process.

UNFINISHED BUSINESS. *No Report.*

NEW BUSINESS. *2023 Budget Adoption.* George Schmidt made a motion to accept the 2023 proposed budget as presented. Pat Custer seconded the motion. Motion passed unanimously.

DETERMINATION OF NEXT MEETING. The next Board of Directors meeting is scheduled to be held on January 19, 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 12:11 p.m.