

MINUTES

GOLFWOOD I CONDOMINIUM ASSOCIATION, INC.

Meeting of the Board of Directors
April 18, 2019
Management Professionals, Inc.
530 Construction Lane
Lehigh Acres, Florida

DETERMINATION OF A QUORUM. Board members present were Robert Saul, Barbara Hartnett, Evalyne Kreider and Theresa Hixenbaugh. Marlean Cott was absent. Allison Cefalu, CAM, was in attendance from Management Professionals, Inc.

CALL TO ORDER. Robert Saul, President, called the meeting to order at 11:00 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 posted in the designated area April 15, 2019.

WELCOME GUESTS. Robert Saul welcomed Pat and George Schmidt.

READING AND DISPOSAL OF UNAPPROVED MINUTES Theresa Hixenbaugh made a motion to accept the March 14, 2019 Organizational Board of Directors meeting minutes as presented. Barbara Hartnett seconded the motion. Motion passed unanimously.

TREASURES REPORT Robert Saul reported accounts as of March 31, 2019. Operating Account had an ending balance of \$23,943.26. Reserve account has an ending balance of \$59,284.80. Accounts Receivable ending balance was \$280.15. Total Assets were \$83,508.21.

Robert Saul and Allison Cefalu explained the creation of the budget for maintenance and repair of all items the Association is responsible to maintain on behalf of the ownership. They further explained the reserves collected for the major items such as painting, paving and hurricane expense. Allison Cefalu then explained the difference between "material alterations" and "maintenance". "Material Alterations" is defined as "palpably or perceptively vary or change the form, shape, elements, or specifications from its original design or plan, or existing condition, in such a manner as to appreciably affect or influence its function, use or appearance". i.e. The Board decides they want to have all metal roofs instead of shingle roofs. The Association would need a majority approval of the owners to make this happen per your governing documents. For all maintenance and repair items, it is the decision of the Board of Directors on proceeding and not the decision of the membership.

There was a brief discussion of concerns the Board is not following State Statute by Board Member Joanne Cott. Robert Saul and Allison Cefalu stated this is not true. The Board and Management follow the written Governing Documents for Golfwood No.1 Condominium Association, Inc. as filed with the Clerk of Courts in Lee County, State of Florida. The

documents were written; including amendments, by attorneys licensed in the State of Florida and voted on by the membership of the Association. These Governing Documents remain in force and are followed until such time as the membership votes to amend. Should there be any issue not addressed in the Governing Documents, Articles of Incorporation and ByLaws, then you would refer to the Florida State Statute 718. The remaining four Board Members do not feel there is any legal assistance needed on the part of the Association for further clarification.

Barbara Hartnett made a motion to accept the Financial Report as presented. Evalyne Kreider seconded the motion. Motion passed unanimously.

REPORT OF COMMITTEE. *Grounds/Lighting/Irrigation.* Robert Saul reported the carriage lights were being replaced including the poles as needed. This was a decision made by the Board of Directors in 2013.

The irrigation is working and occasionally needs maintenance. Over all it is in good working order.

There was discussion on some paving issues at North and Briar. Management will contact DOT to see if it is their issue or the Association's responsibility.

UNFINISHED BUSINESS. *Royal Palms.* After much discussion and research Theresa Hixenbaugh made a motion to have Browning Nursery install Royal Palms in the following locations at the cost of \$595 per tree:

277 Rosewood Court
263 Briar Court
245 Thistle Court
247 Thistle Court
201 Oaklawn Court
205 Oaklawn Court
207 Oaklawn Court
209 Oaklawn Court
213 Oaklawn Court

Evalyne Kreider seconded the motion. Motion passed unanimously.

Barbara Hartnett further stated that should Joanne Cott wish to pursue differing ideas than the rest of the Board she should spend more time at Golfwood to understand the community and its needs and attend the meetings in person.

NEW BUSINESS. The Schmidt's questioned the painting of the carports. They wanted to know if they can paint just their side or if they have to do both. They were informed they could just do their side. Colors to be used are Dove Gray or the color of the units. All exterior modifications require an ARC Request form to be submitted and approved by the Board of Directors.

DETERMINATION OF NEXT MEETING. The next Board of Directors meeting is scheduled

to be held on Thursday, May 16, 2019 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, Robert Saul motioned to adjourn. Theresa Hixenbaugh seconded the motion. Robert Saul adjourned at 11:45 a.m.