

MINUTES

GOLFWOOD I CONDOMINIUM ASSOCIATION, INC.

Meeting of the Board of Directors
October 20, 2022
Management Professionals, Inc.
530 Construction Lane
Lehigh Acres, Florida

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

CALL TO ORDER. Robert Saul, President, called the meeting to order at 11:03 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 October 17, 2022 .

WELCOME GUESTS. Robert Saul welcomed Pat Schmidt and Lonnie Eckenrode.

READING AND DISPOSAL OF UNAPPROVED MINUTES. George Schmidt made a motion to approve the minutes of the August 18th, 2022 Board of Director's Meeting. Pat Custer seconded the motion. Motion passed unanimously.

TREASURER'S REPORT. Robert Saul reported the preliminary accounts as of September 30th, 2022, Operating Account had an ending balance of \$53,183.74. Reserve account has an ending balance of \$84,405.32. Accounts Receivable ending balance was \$6,395.65 Total Assets were \$143,984.71. George Schmidt made a motion to accept the financials as presented. Pat Custer seconded the motion. Motion passed unanimously.

REPORT OF COMMITTEE. *Grounds/Lighting/Irrigation.* Four (4) palm tree's fell during Hurricane Ian. The Association will be having the palm tree's removed at the Association's cost. Barbara Hartnett made a motion to have a moratorium on tree replacements by the Association. George Schmidt seconded the motion. Motion passed unanimously.

Three (3) of the four (4) unit owners have requested the cabbage palms be replaced with Royal palms and one (1) unit has requested leaving bare. The Board made a decision to not install anymore tree's on behalf of the Association. The three (3) units that requested to have their tree's replaced will be given permission to replace with Royal palms only at the cost of the owner.

Barbara Hartnett advised the Association her Royal Palm is dying and requested it be removed at the same time as the other removals at her cost because the tree is still standing.

271 Briar Court has requested to remove the palm tree in front of the unit. Since this tree is healthy, if the owner wants it removed, she will be given permission but will be at owner's cost.

UNFINISHED BUSINESS. *No Report.*

NEW BUSINESS. *2023 Budget Workshop.* The Board of Directors reviewed the year-to-date expenditures and the previous year's budget per line item to construct the proposed 2020 budget. After discussion the Board agreed the projected amount if approved will remain \$140.00 per unit per month.

DETERMINATION OF NEXT MEETING. The next Board of Directors meeting is scheduled to be held on November 17, 2022, and the Annual Members Meeting will be held February 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 12:05 p.m.

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