

MINUTES

GOLFWOOD I CONDOMINIUM ASSOCIATION, INC.

Organizational Meeting of the Board of Directors
February 15, 2024
Management Professionals, Inc.
530 Construction Lane
Lehigh Acres, Florida

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

CALL TO ORDER. Robert Saul, President, called the meeting to order at 11:14 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 1, 2024. Affidavit on file.

WELCOME GUESTS. Joanne Cott, Debra Hayes and Mai Tran 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. It was suggested to attempt to hold the 2025 Annual Members Meeting on the condominium grounds in an effort to obtain a better attendance of the residents.

The owners also suggested having a potluck/social event for the owners/residents at one of the condominium units. Joanne Cott and Debra Hayes volunteered to organize an event.

READING AND DISPOSAL OF UNAPPROVED MINUTES. George Schmidt made a motion to approve the minutes of the January 18, 2024 Board of Director's Meeting. Robert Taylor seconded the motion. Motion passed unanimously.

TREASURER'S REPORT. Robert Saul reported the preliminary accounts as of January 31, 2024 Operating Account had an ending balance of \$64,024.70. Reserve account has an ending balance of \$97,647.55. Accounts Receivable ending balance was \$9,030.65. Total Assets were \$170,702.90. George Schmidt made a motion to accept the financials as presented. Robert Taylor seconded the motion. Motion passed unanimously.

Any funds left from 2023 are automatically rolled over to 2024.

REPORT OF COMMITTEE. *Grounds/Lighting/Irrigation.* Robert Saul reported the irrigation is working. TruGreen has been fertilizing and grounds are looking good. George Schmidt and Lonney Eckenrode suggested mulching some of the center courts but not all of

them. Some of them have grass growing in and they would like to see more of the green in these areas rather than mulch.

An owner reported a possible pump house in rear of 201 Oaklawn and the canal. Have Childs look into to see if this Association property or County property.

There are a couple of tree's near 241 Thistle Court and Highland Avenue that are running parallel to the electric lines. Tree trimmer has recommended removal. Management has contacted LCEC to have them trim/remove as they are close/in the power lines. Once LCEC determines the threat if any, they will trim and/or remove and if it is not a threat then they will let Association know so they can handle.

UNFINISHED BUSINESS. It was reported that a guest has been residing in 235 Thistle without going through the application process. Management will get them notice.

An owner reported rust stains on side of unit from sprinkler water. If the sprinklers are hitting a unit, please notify management so we can get them adjusted as to not cause more rust. For those units with the rust stains, the painter recommends using "Rust Aid" by Goof Off. Spray on the solution and must rinse off. If you do not rinse the solution off it will start to eat the paint away.

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

Robert Saul – President
George Schmidt – Vice President
Lonney Eckenrode - Secretary
Robert Taylor - Treasurer

DETERMINATION OF NEXT MEETING. The next Board of Directors meeting is scheduled to be held on Thursday, March 21, 2024, 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 11:53 a.m.