

MINUTES

GOLFWOOD I CONDOMINIUM ASSOCIATION, INC.

Meeting of the Board of Directors
October 15, 2020
Management Professionals, Inc.
530 Construction Lane
Lehigh Acres, Florida

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

CALL TO ORDER. Robert Saul, President, called the meeting to order at 1:00 p.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 on October 13, 2020.

WELCOME GUESTS. No guests in attendance.

READING AND DISPOSAL OF UNAPPROVED MINUTES Barbara Hartnett made a motion to approve the minutes of the March 12, 2020 Board of Director's Meeting and May 14 Special Board of Director's Meeting. Theresa Hixenbaugh seconded the motion. Motion passed unanimously.

TREASURER'S REPORT. Robert Saul reported accounts as of September 30, 2020 Operating Account had an ending balance of \$21,957.54. Reserve account has an ending balance of \$68,735.33. Accounts Receivable ending balance was \$2,364.15. Total Assets were \$93,057.02. Theresa Hixenbaugh made a motion to accept the Financials. Barbara Hartnett seconded the motion. Motion passed unanimously.

REPORT OF COMMITTEE. *Grounds/Lighting/Irrigation.* It was reported that the palm trees need the pods cleaned out in the front of 257 Briar Ct. Also the overhang at 263 Briar needs to be checked.

Barbara Hartnett requested the mowers alternate directions when mowing is done. She feels it is causing ruts by being mowed in the same direction each time.

Barbara Hartnett asked if there might be a way to fill in some of the unlevelled grounds.

Sealing & repair will be completed as need. Quotes are being obtained.

Maintenance category was explained to the Board Members. Childs Roberts, an employee of Management Professionals, Inc., performs handyman maintenance per the Association's contract

with Management Professional's, Inc. This includes but is not limited to irrigation repairs, lighting repairs, small tree and bush trimming. Maintenance is for the Association and not individual maintenance issues unless arranged separately at their own expense with Childs Roberts.

Irrigation is currently under control. All pumps have been replaced. Some pump house lids still need to be replaced.

Tree Trimming is included in the budget.

UNFINISHED BUSINESS. None reported

NEW BUSINESS. *2021 Budget Workshop.* The Board went over the budget line by line. Robert Saul explained the Association's finances were in good condition and he would like to see it stay that way. He explained that there have been numerous repairs being made to the irrigation and the lighting that were due in the normal maintenance routine. He would like to avoid going into the General Reserves for routine maintenance items.

Allison Cefalu and Robert Saul explained the Balance Sheet and the Budgeted Reserves in greater detail. After discussion the Board will recommend a \$5.00 per month increase in the Budget for 2021.

Any new business which may properly come before the Board. Robert Saul reported an incident with a trespasser.

The foreclosure of 269 Briar Court is in the hands of the attorney and must follow the course of action. There really is nothing that can be done until the bank decides to foreclose.

DETERMINATION OF NEXT MEETING. The next Board of Directors meeting is The Budget Approval meeting scheduled to be held on Thursday, November 19, 2020 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 1:49 p.m.