

MINUTES

GOLFWOOD I CONDOMINIUM ASSOCIATION, INC.

Meeting of the Board of Directors
January 18, 2024
Management Professionals, Inc.
530 Construction Lane
Lehigh Acres, Florida

DETERMINATION OF A QUORUM. Board members present were Lonnie Eckenrode, Robert Saul, and George Schmidt. Robert Taylor 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 on January 15, 2024.

WELCOME GUESTS. No guests

READING AND DISPOSAL OF UNAPPROVED MINUTES. George Schimdt made a motion to approve the minutes of the November 16, 2023 Board of Director's Meeting. Lonnie Eckenrode seconded the motion. Motion passed unanimously.

TREASURER'S REPORT. Robert Saul reported the drafted financial accounts as of December 31st, 2023. Operating Account had an ending balance of \$59,713.10. The reserve account has an ending balance of \$97,043.71 Accounts Receivable ending balance was \$8,360.65. Total Assets were \$165,117.46. George Schmidt made a motion to accept the financials as presented. Lonnie Eckenrode seconded the motion. Motion passed unanimously. The unit at 269 Briar Court is set for trial February 15, 2024.

REPORT OF COMMITTEE. *Grounds/Lighting/Irrigation.* Bob Saul reported the grounds look good. Noticed a few brown spots after TruGreen did a treatment. Irrigation was checked recently, and all is working. Lights were on and all working as well.

Have contacted Tree arborist to assess the tree's near 241 Thistle Court.

Lonnie Eckenrode recommended not mulching the islands as most of those beds are sod and only mulching pumps.

It was reported that there is a parent parking on Briar Court waiting for school occasionally.

Violation letters were sent to those residents in violation of the covenants. Unit 129 has been sent final demand to remedy the grounds violation for the 3ft perimeter.

UNFINISHED BUSINESS.

NEW BUSINESS. A wellness check was requested for 249 Thistle. There was concern the tenant was not seen for several month, however the daughter was seen coming and going. Check to see that the daughter is not residing in the unit without the tenant.

DETERMINATION OF NEXT MEETING. The next Board of Directors meeting will be held February 15, 2024, following the Annual Meeting 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 the meeting was adjourned at 11:36 a.m.