

MINUTES

GOLFWOOD I CONDOMINIUM ASSOCIATION, INC.

Meeting of the Board of Directors
October 17, 2024
Management Professionals, Inc.
530 Construction Lane
Lehigh Acres, Florida

DETERMINATION OF A QUORUM. Board members present were Lonney Eckenrode, Debra Hayes, and George Schmidt. Bob Taylor was absent. Allison Cefalu, CAM was in attendance from Management Professionals, Inc.

CALL TO ORDER. George Schmidt called the meeting to order at 11:05 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 and posted in the designated area on October 3, 2024.

WELCOME GUESTS. George Schmidt welcomed Nick Hintzen and Mai Tran.

READING AND DISPOSAL OF UNAPPROVED MINUTES. Debra Hayes made a motion to approve the minutes of the September 19, 2024 Board of Director's Meeting. Lonney Eckenrode seconded the motion. Motion passed unanimously.

TREASURER'S REPORT. Allison Cefalu reported the financial accounts as of September 30, 2024. Operating Account had an ending balance of \$68,825.47 the Reserve account has an ending balance of \$102,478.27 Accounts Receivable ending balance was \$745.00 Total Assets were \$172,048.74. Lonney Eckenrode made a motion to accept the financials as presented. Debra Hayes seconded the motion. Motion passed unanimously.

REPORT OF COMMITTEE. *Grounds/Lighting/Irrigation.* It was reported that the vegetation clusters in the rear of 201-203 Oaklawn have been cleared of all unwanted vegetation. The chevalier tree's in rear of 201 Oaklawn have been topped off and trimmed. All the palms tree's have been trimmed. The Board is waiting on proposal to trim the Oak tree's and other tree's within the community.

It was reported that the landscaper's trimmed the islands (center courts) and also cleaned up all the landscape debris from Hurricane Milton. The Board requested the landscapers haul away the debris as the county is not scheduling debris pick up currently.

It was requested that the landscapers mow, weed and edge the grounds within the same day.

Nick Hintzen presented the Board of Directors with a control box he is requesting the Association use for Thistle Court Lighting. George Schmidt made a motion to test the system on

Thistle Court. Debra Hayes seconded the motion. Motion passed unanimously. Nick Hintzen will work with the landscaper to get it installed.

UNFINISHED BUSINESS. *Pavement from repairs by DOT.* Last year Lee County DOT made repairs to the culverts at the entrance to the loop on both sides of the road. After the repair was done the county installed gravel. Earlier this year the count reported the gravel has had the time to settle and they should pave the area now. It was reported that the paving has not been completed. Management has been contacting Lee County DOT to follow up on the paving.

NEW BUSINESS. The Board of Director's discussed the 2025 Proposed Budget. The 2025 Budget will remain the same at \$140 per unit per month. George Schmidt made a motion to adopt the 2025 Proposed Budget as presented. Lonney Eckenrode seconded the motion. Lonney Eckenrode voted in favor, Debra Hayes voted against. Motion carried.

DETERMINATION OF NEXT MEETING. The next Board of Directors meeting will be held on November 21, 2024, 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 11:50 a.m.