

MINUTES  
GOLFWOOD CONDOMINIUM NO. 2, INC.

Board of Director's Meeting  
May 17, 2021  
Management Professionals, Inc.  
530 Construction Lane  
Lehigh Acres, FL 33936

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**DETERMINATION OF A QUORUM.** Board members present were Deanne Babcock, Patrick Custer, Ralph Freathy, Carol Pfaff, and Robert Taylor. Allison Cefalu, CAM was in attendance for Management Professionals, Inc.

**CALL TO ORDER.** Carol Pfaff called the meeting to order at 10:00 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 mailed and posted on May 4, 2021.

**WELCOME GUESTS.** Carol Pfaff welcomed Betty Ann Trexler, Chuck Babcock and Paul Gagne.

**READING & DISPOSAL OF MINUTES.** Ralph Freathy made a motion to accept the March 15, 2021 minutes as presented. Bob Taylor seconded the motion. Motion passed unanimously.

**FINANCIAL REPORT.** Allison Cefalu presented the Board with the April 30, 2021 Financial Report. The 2020 Tax Return as been completed. Allison Cefalu reported the Balance Sheet. Operating account has a balance of \$23,222.21. Reserve account has a balance of \$106,839.73. Investment account has a balance of \$58,710.00 Accounts Receivable account has a balance of \$3,572.20 with the Assets/Liabilities/Equity totaling \$192,455.14.

Patrick Custer motioned to accept the Financials as presented. Ralph Freathy seconded. Motion passed unanimously.

The attorney has filed a Claim of Lien on 367 Westpark. They can file for foreclosure if not satisfied within thirty (30) days.

Ralph Freathy has stated BB&T has still not removed his information from the investment account.

**UNFINISHED BUSINESS** Damage to the shed door has still not been repaired.

Deanne Babcock still has not done the inventory on the items in the shed. Ralph Freathy wanted Childs to know there are irrigation supplies in the shed.

Patrick Custer made a motion to have TruGreen fertilize 4 times per year and terminate contract with Well's Termite & Pest Control. Ralph Freathy seconded the motion. Motion passed unanimously.

The Board requested a quote from TruGreen to fertilize the palm trees as well.

**NEW BUSINESS.** *367 Westpark Road – Violation Hearing.* Patrick Custer made a motion to proceed with maximum fine for the following violations:

1. Clutter under carport \$1,000.00
2. Inside Furniture -stored in carport \$1,000.00
3. 5 ft. Perimeter-weeds \$1,000.00
4. Bushes-overgrown \$1,000.00

Bob Taylor seconded the motion. Motion passed unanimously. A special meeting for a hearing has been scheduled for June 21, 2021 at 10:00 am at the office of Management Professionals, Inc., 530 Construction Lane, Lehigh Acres, FL 33936

**Owner Concerns.** It was reported that a sprinkler is hitting the A/C unit at 327 North Avenue.

It was requested that lawn care make sure to edge each time along streets with edger and not use the weed whacker.

**Any new business which may properly come before the Board.** The Board would like to obtain a list of palm trees needing to be replaced. If the Association wants to replace a tree, they want to ask resident if they want the tree replaced or to leave it out. The first one for replacing is 365 Westpark Road.

**NEXT MEETING.** **The next meeting of the Board of Directors Meetings will be on Monday, September 20, 2021 at 10:00 a.m. at the offices of Management Professionals, Inc., 530 Construction Lane, Lehigh Acres, FL**

**ADJOURNMENT.** Ralph Freathy made a motion to adjourn the meeting. Patrick Custer seconded. Carol Pfaff adjourned the meeting at 10:48 a.m.

*Minutes typed by Management Professionals, Inc. and have not yet been approved by the Board of Directors.*