

MINUTES  
GOLFWOOD CONDOMINIUM NO. 2, INC.

Board of Director's Meeting  
October 18, 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, 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 am. 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 October 7, 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 September 20, 2021 minutes as presented. Bob Taylor seconded the motion. Motion passed unanimously.

**FINANCIAL REPORT.** Allison Cefalu presented the Board with the September 20, 2021 Financial Report. Allison Cefalu reported the Balance Sheet. Operating account has a balance of \$12,855.97. Reserve account has a balance of \$174,634.81. Accounts Receivable account has a balance of \$7,862.56 with the Assets/Liabilities/Equity totaling \$195,353.34.

Ralph Freathy motioned to accept the Financials as presented. Bob Taylor seconded. Motion passed unanimously.

Ralph Freathy's information has been removed and the investment account has been closed and funds deposited in the reserve account.

**UNFINISHED BUSINESS.** *Neighborhood Watch Sign Replacement.* The sign was removed and Allison Cefalu has been trying to contact LCSO for replacement.

*Palms Tree for Maycrest Center Island.* Ralph Freathy recommends removing the dead palm tree and stumps. He would like to keep the trees we have and replace the dead trees. Deanne Babcock doesn't want to replace tree. Ralph Freathy asked if there was any treatment for the soil. We could have someone investigate the spores and see what can be done. The Board asked Allison Cefalu to obtain proposals to remove the infected trees that TruGreen recommended. Ralph Freathy suggested an Oak tree in Maycrest's center island. Bob Taylor recommends waiting until spring for any replacements.

367 Westpark Update. Allison Cefalu discussed collections and violations on 367 Westpark.

**NEW BUSINESS.** *Owner Concerns.* There are still violations on units needing maintenance. Allison Cefalu discussed the violation process.

Ralph Freathy will adjust the light timers for the change.

Flood light out on Richland.

Test irrigation and make sure it is ready and turn on.

2022 Budget Workshop. The Board reviewed the Budget vs. 2021 expenditures by line item. Allison Cefalu recommended an increase from \$165.00 to \$170.00. Deanne Babcock did not want an increase. Allison Cefalu then adjusted the Contingency line item to keep the maintenance fees at \$165.00 per unit per month creating the 2022 Budget.

Any new business which may properly come before the Board.

**NEXT MEETING.** **The next meeting of the Board of Directors, which will include the Budget Adoption, will be on Monday, November 15, 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. Bob Taylor seconded. Carol Pfaff adjourned the meeting at 11:00 a.m.

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