

MINUTES
GOLFWOOD CONDOMINIUM NO. 2, INC.

Board of Director's Meeting
March 20, 2023
Management Professionals, Inc.
530 Construction Lane
Lehigh Acres, FL 33936

DETERMINATION OF A QUORUM. Board members present were Paul Gagne, Carol Pfaff, Charles Soo, Bob Taylor and Betty Trexler. Allison Cefalu, CAM was in attendance for Management Professionals, Inc.

CALL TO ORDER. The meeting was called 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 to all owners and posted on Bulletin Board on March 13, 2023.

WELCOME GUESTS. Bob Taylor welcomed guests Ralph Freathy and Deanne Babcock.

READING & DISPOSAL OF MINUTES. Charles Soo made a motion to accept the February 20, 2023 minutes as presented. Carol Pfaff seconded the motion. Motion passed unanimously.

FINANCIAL REPORT. Allison presented the Board with the February 28, 2023, financial report. Operating account has a balance of \$14,433.27 Reserve account has a balance of \$189,558.51 Accounts Receivable account has a balance of \$1,272.00. Betty Trexler made a motion to accept the February financial reports as presented. Charles Soo seconded the motion. Motion passed unanimously.

UNFINISHED BUSINESS. *Roofing Update.* Allison's Affordable Roofing is working on pulling permits for the roof replacements. The Board requested Allison's roofing meet onsite prior to beginning work to clarify/conform the job.

Ralph Freathy recommended having the Smokestacks that aren't used be removed and or sealed. Have owners submit requests if they wish to have theirs removed.

It was suggested to have Affordable Roofing assess the lanai roofs and submit proposals to the owners of those units needing repair and/or replacement.

NEW BUSINESS. *Lawn Care.* The Association obtained lawn care proposals from Scooter's Lawn Care, JJ&H Landscaping and Alvaro Tree Service. Charles Soo requested the Board take a vote to stay with current company or go with new company.

Charles Soo made a motion to accept Alvaro Tree Service for lawn care services. Paul Gagne 2nd the motion. A discussion was had four in favor of switching to Alvaro and one against. As a result,

30 days' notice will be sent to lawn service of Management Professionals and Alvaro Tree Service will begin services May 1, 2023.

It was reported that there are several flag markers still out for the irrigation heads. Have flags removed once area is repaired.

All lights are working except for the last Carriage light on Richland still needs replaced.

At 323 North Ralph gave contact info to MPI for owner. The owner is aware of the pool issue.

Ralph Freathy recommended consider sealing the roads. Ralph Freathy is seeing a lot of cracks. Management will obtain pricing to reseal the roads.

It was reported the tree in rear of 321 North that is owner by the owner is pushing on the awning in rear of unit and beginning to grow into power lines. Management will send notice to owner requesting they hard-cut trim the tree or remove it.

Paul Gagne reported the security light in rear 329 North Ave is out.

NEXT MEETING. The next meeting of the Board of Directors will be on April 17^h, 2023 at 10:00 a.m. at the offices of Management Professionals, Inc., 530 Construction Lane, Lehigh Acres.

ADJOURNMENT. With no further business motion to adjourn the meeting 10:49 a.m.

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