

MINUTES
GOLFWOOD CONDOMINIUM NO. 2, INC.

Board of Director's Meeting
March 15, 2021
Management Professionals, Inc.
530 Construction Lane
Lehigh Acres, FL 33936

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 March 12, 2021.

WELCOME GUESTS. Carol Pfaff welcomed Buddy & Joyce Cook, Betty Ann Trexler, Chuck Babcock and Paul Gagne.

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

FINANCIAL REPORT. Allison Cefalu presented the Board with the preliminary February 28, 2021 Financial Report. They will be finalized after the completion of the 2020 Tax Return. Allison Cefalu reported the Balance Sheet. Operating account has a balance of \$18,399.96. Reserve account has a balance of \$102,751.61. Investment account has a balance of \$58,710.00 Accounts Receivable account has a balance of \$3,959.20 with the Assets/Liabilities/Equity totaling \$185,198.96.

Allison Cefalu reported the passing of Robert Bowers. They will complete 2020 tax return; however next year the Association may have to contract a new accounting firm.

The Board directed Management to send 367 Westpark to the attorney for violations as they are already with the attorney for unpaid assessments.

Ralph Freathy requested to be removed from the Association's investment account with BB&T.

UNFINISHED BUSINESS *Golf Cart.* Ralph Freathy reported he has not yet had a chance to get to it. He will wait until after season to figure it out. Golf cart works but still need to work on battery. Also need to work on the brakes. Patrick Custer volunteered to assist.

The hole behind 319 Westpark has been filled in.

Damage to the shed door looks to be from a vehicle hitting it. Patrick Custer will look at repairing the damaged door.

Childs has been updating Ralph with work to the irrigation. Pumps are fine, but the wiring, lines, sprinklers are needing repair and/or replacement.

There is an issue with the electrical box for lighting. Ralph Freathy and Childs are working on it.

Ralph Freathy will check on cost for the electrical tool they need. Terry is loaning his to the Association currently while he is still in town. Association or management might purchase from Terry for future needs.

Deanne Babcock still needs to inventory the items in the shed.

NEW BUSINESS. *Owner Concerns.* 343 Richland – the dead tree in the rear of unit needs to be removed.

Dollar weed still appears to be an issue. Management will contact Well's concerning the treatments.

365 Westpark – remove tree and install new palm tree.

Tree near 301 Maycrest needs the stakes, which were placed after Irma, removed.

It is now time to fertilize the Palm Trees.

Make sure the lawn care edges along streets and not just driveways.

Any new business which may properly come before the Board.

NEXT MEETING. **The next meeting of the Board of Directors Meetings will be on Monday, May 17th, 2021, at 10:00 a.m. at the offices of Management Professionals, Inc., 530 Construction Lane, Lehigh Acres, FL**

The Association will not meet during the summer and will again meet September 20th, 2021.

ADJOURNMENT. Ralph Freathy made a motion to adjourn the meeting. Bob Taylor 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.