

MINUTES
GOLFWOOD CONDOMINIUM NO. 2, INC.

Board of Director's Meeting
January 20, 2025
Management Professionals, Inc.
530 Construction Lane
Lehigh Acres, FL 33936

DETERMINATION OF A QUORUM. Board members present were Carol Pfaff, Celso (JR) Rodriguez, Charles Soo, Bob Taylor and Michael Whitescarver. Allison Cefalu, CAM was in attendance for Management Professionals, Inc.

APPOINTMENT OF BOARD OF DIRECTORS. Bob Taylor was appointed on the Board of Directors by the current Board members.

CALL TO ORDER. The meeting was called to order at 10:00 a.m. at the residence of Charles Soo., 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 on January 6, 2025.

WELCOME GUESTS. Bob Taylor welcomed guests Edward & Joyce Cook (31), Ralph Freathy (06), Paul Gagne (23), and Sharon Julian (18) to the meeting.

READING & DISPOSAL OF MINUTES. Charles Soo made a motion to accept the November 18, 2024 minutes as presented. Carol Pfaff seconded the motion. Motion passed unanimously.

OPEN FORUM. The floor was open to owners present and questions and concerns were addressed. Paul Gagne requested the palm tree's be trimmed. Paul Gagne reported sprinkler issues with sprinklers at 325 North Ave. Charles Soo requested the Shed be repaired or removed as the roof is not in good condition. Michael Whitescarver suggested replacing the roof panels. Joyce Cook reported the Bulletin Board for the sign is in disrepair. Management will order a new bulletin board. Charles Soo requested the minutes of the meetings be in both English & Spanish. JR Rodriguez volunteered to translate the English Minutes to Spanish. Ralph Freathy reported coach light out at 367 Westpark and three (3) flood lights are out as well.

A reminder to all Owner's, if you decide to install Solar Panels on your home, you will need to do the following: 1.) Submit Modification Request Form to Association., 2.) Obtain Proposal from Licensed and insured Solar Company, 3.) Obtain permitting from Lee County, and if approved the owners of said property will be responsible for any roof repairs and or replacements caused by the solar panels.

UNFINISHED BUSINESS. *"No Parking on Grass" signs.* Allison reported "Signs in One Day" are no longer in business and will need to order the signs from a new company. Michael

Whitescarver requested two (2) signs be installed on 3rd street between the bus stop and North Avenue to deter parking from the bus stop. The Board of Directors agreed to utilize the posts that are already on site rather than purchasing new posts.

NEW BUSINESS. *Election of Officers.* Carol Pfaff made a motion to accept the following nominations of the slate of officers:

Bob Taylor – President
Charles Soo – Vice President
Carol Pfaff – Secretary/Treasurer
Celso Rodriguez – Director
Michael Whitescarver – Director

Charles Soo seconded the motion. Motion passed unanimously.

Appointment of Standing Committees. Celso Rodriguez and Joyce Cook were appointed to serve on the Social Committee. Social Committee is working on a Block Party for March 2025.

Board of Directors Certification Course. Chales Soo made a motion to utilize the contingency fund of approximately \$125 to pay for the “Mandatory Board Certification Course” for the Board members. JR Rodriguez seconded the motion. Motion passed unanimously.

2025 Board of Directors Meeting Schedule.

March 17, 2025 @ Carol Pfaff’s residence 357 Westpark Road

June 16, 2025 Location TBD

October 20, 2025 @ Management Professionals 530 Construction Lane

November 17, 2025 Location TBD

NEXT MEETING. The next meeting of the Board of Directors will be on March 17, 2025 at 10:00 a.m. at the residence of Carol Pfaff, 357 Westpark Road, Lehigh Acres, FL 33936.

ADJOURNMENT. With no further business motion to adjourn the meeting. The meeting was adjourned at 10:56 a.m

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