

MINUTES
GOLFWOOD CONDOMINIUM NO. 2, INC.

Meeting of the Board of Director's
September 16, 2019
357 Westpark Road
Lehigh Acres, FL

DETERMINATION OF A QUORUM. Board members present were Ralph Freathy, Russ Gillen (by phone), Carol Pfaff and Margaret Switzer. Chuck Babcock was absent. Allison Cefalu, CAM was in attendance for Management Professionals, Inc.

CALL TO ORDER. Carol Pfaff called the meeting to order at 7:00 p.m. at 357 Westpark Road, 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 posted on September 9, 2019 to all members. Notices were mailed and emailed to all owners.

WELCOME GUESTS. Carol Pfaff welcomed Ron Shagets, Michael Whitescaver, Benton & Sharon Julian, Paul Gagne and Paulette Henry.

READING AND DISPOSAL OF UNAPPROVED MINUTES. Ralph Freathy made a motion to accept the minutes of March 18, 2019 Board of Directors meeting. Margaret Switzer seconded the motion. Motion passed unanimously.

FINANCIAL REPORT. Allison Cefalu presented the Board with the August 31, 2019 Financial Report. Allison Cefalu reported the Balance Sheet. Operating account has a balance of \$25,175.65. Reserve account has a balance of \$103,602.38. Investment account has a balance of \$58,710.00. Accounts Receivable account has a balance of \$1187.00 with the assets totaling \$190,079.75. Ralph Freathy made a motion to accept the financial report as presented. Russ Gillen seconded the motion. Motion passed unanimously.

UNFINISHED BUSINESS. *Fertilization of Trees.* Get with Terry to get palm tree fertilizing on the schedule as soon as possible.

Signs. The Neighborhood Watch sign at 4th and Highland is leaning and needs to be replaced. The Stop sign at 4th and Highland is leaning and County should be called to replace.

Carports. There are still carports that have not been cleaned out. 323 North is still storing a cab cover in the carport.

Golf Cart. Ralph Freathy has requested to borrow Ron Shagets charger to charge the battery. Once a value has been put on the cart, the Association will sell.

Investment Property. The Board of Directors requested Management contact the Association Attorney to find out if the Association can deny investment purchases of the units in the Association.

NEW BUSINESS. 2020 Budget Workshop. The Board of Directors reviewed the year-to-date expenditures and the previous year's budget per line item to construct the proposed 2019 budget. The projected amount if approved will remain at \$160.00 per unit per month.

Any new business which may properly come before the Board. Palm Tree trimming hasn't been finished. They are still dropping seeds.

Bushes around pumps need to be trimmed. Bushes are blocking the photo cells at pump 2.

Palm Trees at 365 Westpark and in the common area at Maycrest look sick.

Owner's must report the lights when they are out. There are the carriage lights, street lights and flood lights.

Contact Well's for a fertilizer treatment as soon as possible.

The Board discussed scheduling painting as it is due at the end of 2019. Management will contact Correia Painting for quoting and scheduling. Request he use 353 Richland to base his quoting on.

NEXT MEETING. **The next meeting of the Board of Directors will be the Budget Adoption on Monday, October 21, 2019, at 7:00 p.m. at the residence of Chuck Babcock, 319 Maycrest Road, Lehigh Acres, Florida.**

ADJOURNMENT. Carol Pfaff adjourned the meeting at 8:00 p.m.

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