

MINUTES
GOLFWOOD CONDOMINIUM NO. 2, INC.

Board of Director's Meeting
September 18, 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 posted on Bulletin Board on September 4, 2023 and mailed to all owners.

WELCOME GUESTS. Bob Taylor welcomed guests Ralph Freathy, Celso Rodriguez, and Jim Jefferies.

READING & DISPOSAL OF MINUTES. Charles Soo made a motion to accept the May 15 2023, minutes as presented. Betty Trexlor seconded the motion. Motion passed unanimously.

FINANCIAL REPORT. Allison presented the Board with the August 31st financial report. Operating account has a balance of \$4,128.52 Reserve account has a balance of \$37,893.62 Accounts Receivable account has a balance of \$0. Carol Pfaff made a motion to accept the August financial reports as presented. Paul Gagne seconded the motion. Motion passed unanimously.

UNFINISHED BUSINESS. *Sealcoating.* The Board of Directors agreed to table the sealcoating until after the Association obtains more proposals and after rainy season. Ralph Freathy recommended obtaining a proposal from Hallmark Sealcoating as well.

Tree Installation. The Board agreed to table the installation of the tree's until we have better funding and after more research on the palm replacements in front of each unit. Some owners have expressed interested in having a tree while others have expressed not wanting a tree.

Ralph Freathy requested "No Parking On Grass" signs be installed on the right-away near 3rd Avenue, to keep the school buses and parents off Association grass.

Ralph Freathy reported the photocell on pump #2 for the carriage lights on south side of Richland and North Avenue lights needs to be relocated higher as it is currently in too low of a position. Ralph Freathy volunteered to help Charles Soo adjust the photocell.

Ralph Freathy wanted to remind the owners, if you notice a light is out to contact management and report the outage.

NEW BUSINESS. Bob Taylor requested adding “Proof of Florida product approval” to the Architectural Modification Request forms to assure the products are Florida approved.

Charles Soo reported the irrigation pumps are on and working.

An owner reported damage to the gutters at 365 and 367 Westpark after the roof replacement. Management will have Allison’s Roofing out to check these gutters.

2024 Proposed Budget Workshop. Due to rise in insurance premiums in the state of Florida the Association monthly assessments will need to increase. The proposed 2024 assessment is \$271.00 per unit per month. The Annual budget for 2023 was \$77,759.94 and 2024 has increased to \$117,070.52.

NEXT MEETING. The next meeting of the Board of Directors will be on October 16th, 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 11:24 a.m.

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