

MINUTES  
GOLFWOOD CONDOMINIUM NO. 2, INC.

Board of Director's Meeting  
September 20, 2021  
Management Professionals, Inc.  
530 Construction Lane  
Lehigh Acres, FL 33936

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**DETERMINATION OF A QUORUM.** Board members present were Deanne Babcock, Ralph Freathy, Carol Pfaff, and Robert Taylor. Patrick Custer was absent. Allison Cefalu, CAM was in attendance for Management Professionals, Inc.

**CALL TO ORDER.** Carol Pfaff called the meeting to order at 12:00 noon 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 September 13, 2021.

**WELCOME GUESTS.** Carol Pfaff welcomed Betty Ann Trexler, Chuck Babcock and Paul Gagne.

**READING & DISPOSAL OF MINUTES.** Bob Taylor made a motion to accept the May 17, 2021 minutes as presented. Ralph Freathy seconded the motion. Motion passed unanimously.

Ralph Freathy made a motion to accept the June 21, 2021 Special Meeting of the Board. Bob Taylor seconded the motion. Motion passed unanimously.

**FINANCIAL REPORT.** Allison Cefalu presented the Board with the August 31, 2021 Financial Report. Allison Cefalu reported the Balance Sheet. Operating account has a balance of \$11,569.34. Reserve account has a balance of \$112,259.76. Investment account has a balance of \$60,180.00 Accounts Receivable account has a balance of \$7,697.56 with the Assets/Liabilities/Equity totaling \$191,706.66.

Ralph Freathy motioned to accept the Financials as presented. Bob Taylor seconded. Motion passed unanimously.

**UNFINISHED BUSINESS** Contact the Attorney to get 367 Westpark cleaned up and fees paid. Need to check on the interior since there is no electric or water.

Ralph Freathy's information is still on the investment, but will be removed once he is no longer on the Board of Directors.

**NEW BUSINESS.** Proceed with another inspection of the property for violations.

*Any new business which may properly come before the Board.* 365 Westpark sprinkler near the new tree needs to be repaired.

327 North – Sprinkler head by driveway flagged.

Contact the nursery to replace tree at Center Island on Maycrest. Do not want a Cabbage Palm.

Shed-Ralph Freathy is free tomorrow to work on golf cart. Brakes are frozen and battery not charging. Working on it to get up and running to sell. Deanne Babcock suggested just getting rid of it. Allison Cefalu will contact Tom and have him come get it. There is a chainsaw in shed that might need a little work, but should get rid of it also.

There are old and moldy records in the shed. There is a box and a file cabinet. They will get thrown out once cart is out. Deanne Babcock will do inventory of the shed once the golf cart is removed.

Replace the Neighborhood Watch Sign with a new sign and post. Allison Cefalu will get new sign ordered from LCSO.

**NEXT MEETING. The next meeting of the Board of Directors, which will include the Budget Workshop, will be on Monday, October 18, 2021 at 10:00 a.m. at the offices of Management Professionals, Inc., 530 Construction Lane, Lehigh Acres, FL**

**ADJOURNMENT.** Ralph Freathy made a motion to adjourn the meeting. Bob Taylor seconded. Carol Pfaff adjourned the meeting at 12:44 p.m.

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