

MINUTES
GOLFWOOD CONDOMINIUM NO. 2, INC.

Board of Director's Meeting
May 16, 2022
Management Professionals, Inc.
530 Construction Lane
Lehigh Acres, FL 33936

DETERMINATION OF A QUORUM. Board members present were Carol Pfaff, Ralph Freathy, Charles Soo, Betty Jane Trexler and Robert Taylor. Allison Cefalu, CAM was in attendance for Management Professionals, Inc.

CALL TO ORDER. Carol Pfaff called the meeting to order at 1:00 p.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 to all owners on May 3, 2022.

WELCOME GUESTS. Carol Pfaff welcomed guests Deanne and Chuck Babcock (319 Maycrest), and Paul Gagne (327 North).

READING & DISPOSAL OF MINUTES. Ralph Freathy made a motion to accept the March 21, 2022 minutes as presented. Charles Soo seconded the motion. Motion passed unanimously.

FINANCIAL REPORT. Ralph Freathy presented the Board with the April 30, 2022. Operating account has a balance of \$3,540.18. Reserve account has a balance of \$182,062.54. Accounts Receivable account has a balance of \$10,867.81 with the Assets/Liabilities/Equity totaling \$197,648.90. Ralph Freathy made a motion to accept the April 30, 2022 financials as presented. Bob Taylor seconded the motion. Motion passed unanimously.

UNFINISHED BUSINESS. *Neighborhood watch sign.* Allison Cefalu made contact with the Lee County Sheriff's office to have a new sign ordered. Ralph Freathy volunteered to pick up the sign when it is ready.

The Board of Directors approved Association purchasing 2ft reusable stencils for the numbering of the driveways, so all are uniformed.

Ralph Freathy presented the Association with a floor plan drawing outlining all the flood lights, carriage lights and security lights. Bob Taylor volunteered to scan the plans for a PDF file.

It was reported 367 Westpark has started the foreclosure process from the bank and the current owners are working on selling the unit prior to the foreclosure.

NEW BUSINESS. *Any new business which may properly come before the Board.* It was reported

that units 339 Richland, 321 North and 331 North have possible tenants in the units. Management will request tenant information from current owners, if applicable.

It was reported 329 North has been parking an SUV on grass and residents have loud music. Violation letters will be sent to the owner.

Charles Soo would like to find a solution to the brown and bare spots throughout the grounds. Management will have Trugreen assess the property and advise of possible faster options than just fertilizing treatments. Charles Soo requested we also see if TruGreen can advise us on how to handle the fallen leaves from the Oak trees.

The lawn care contract provides the lawn mower is to have mulching kit on the lawn mower when mowing the grass. Management will reiterate to the crew to keep the mulch plate on.

It was reported that some of the sprinklers have been on during the week day and Saturday morning on North. Management will have lawn care check timers.

Ralph Freathy requested lawn care remove the braces around the few trees on Richland and Maycrest.

327 North sprinkler is no longer hitting the driveway but doesn't seem to have much pressure. Management will have lawn care repair. .

Ralph Freathy thanked Charles Soo for cleaning out shed, it looks good.

Carol Pfaff reported she does not have keys for approximately 16 units.

Charles Soo asked who cleans the globe lights. In the past volunteers would clean them but the Association does not have the volunteers anymore that are willing to clean them. Deanne Babcock suggested using a product called Awesome to clean them.

Management will contact the Nursery to get recommendations on replacement palms. Each unit will need one palm tree in front of each unit and the Board would like the same tree that is in front of 361 Westpark but not as high.

NEXT MEETING. The next meeting of the Board of Directors will be on Monday, September 19, 2022, 1:00 p.m. at the offices of Management Professionals, Inc., 530 Construction Lane, Lehigh Acres.

ADJOURNMENT. With no further business Bob Taylor made a motion to adjourn the meeting. The meeting was adjourned at 1:59p.m.

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