

MINUTES
GOLFWOOD CONDOMINIUM NO. 2, INC.

Board of Director's Meeting
November 21, 2022
Management Professionals, Inc.
530 Construction Lane
Lehigh Acres, FL 33936

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

CALL TO ORDER. Carol Pfaff called the meeting to order at 11:00 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 November 7, 2022

WELCOME GUESTS. Carol Pfaff welcomed guests Chuck Babcock (Unit 027), Jim Smith (Unit 020), Paul Gagne (Unit 023), Tomas & Noemi Castellon (Unit 034), Mary & Bill Morin (Unit 029)

READING & DISPOSAL OF MINUTES. Ralph Freathy made a motion to accept the October 17, 2022 minutes as presented. Bob Taylor seconded the motion. Motion passed unanimously.

FINANCIAL REPORT. Allison presented the Board with the October 31, 2022. Operating account has a balance of \$4,888.28. Reserve account has a balance of \$181,785.25. Accounts Receivable account has a balance of \$12,382.81 with the Assets/Liabilities/Equity totaling \$202,591.45. Ralph Freathy made a motion to accept the October 31, 2022 financials as presented. Betty Jane Trexler seconded the motion. Motion passed unanimously.

UNFINISHED BUSINESS. *Roofing Update.* The Association is working with insurance and roofing companies to get all roof replaced after Ian. The insurance adjuster was onsite to complete their initial inspection.

Report on grounds damages and repairs. Ralph Freathy reported he could get stop signs through Amazon. Ralph reported three (3) new posts for Westpark, Maycrest and North are needed for Stop Signs. The Association is still waiting on the Neighborhood Watch Sign, management will contact Beth to see if we can pick-up the sign instead of waiting on them to deliver.

The Board of Directors approved planting of one (1) Oak tree on Maycrest center court and seven (7) palm tree's in front yard of units after rainy season this year. They have agreed to wait to install these trees until 2023 rainy season.

Ralph Freathy thinks the shed roof damage can be an easy tar/patch job and doesn't think it needs a

new roof. Minor damage also to the fascia. Request Childs take a look to assess.

NEW BUSINESS. *2023 Budget Workshop.* Ralph Freathy made a motion to adopt the budget as presented. Betty Jane Trexler seconded the motion. Motion passed unanimously. The 2023 Budget is set at \$180 per unit per month which is an increase of \$15.00 per month.

Residents should be paying attention to the lights out throughout the community. One security light was out for 6 weeks. Flood lights were reset on timers to 6:00 pm.

Residents should be voicing their complaints to management. We have been told there are complaints from owners about the lawncare but management has not received any complaints from owners. Owners are being asked to give the vendors a little slack as we just went through a category 5 hurricane and will take some time to get back on schedule. Also, the lawnmower broke down and should be back soon. Vendor is being requested to keep lawn mower off driveways as it is leaving tire tracks.

There are 3 holes near 365 Westpark and there is a request to fill them in.

Owner concerns: 305 Maycrest- front entrance leak in roof.
315 Maycrest- stated lawnmower person this week and the last couple of months doesn't weed or edge, blow off debris and lets it grow too high. And again this has never been reported over the alleged months.
315 Maycrest-stated has roof damage over laundry room and window damage.
315 Maycrest-needs the number templates.
333 Richland-quote from V&M for lanai.

NEXT MEETING. **The next meeting of the Board of Directors will follow the Annual Meeting on January 16, 2023, at 11:00 a.m. at the offices of Management Professionals, Inc., 530 Construction Lane, Lehigh Acres.**

ADJOURNMENT. With no further business Carol Pfaff made a motion to adjourn the meeting. The meeting was adjourned at 12:08 p.m.

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