

MINUTES  
GOLFWOOD CONDOMINIUM NO. 2, INC.

Board of Director's Meeting  
October 20, 2025  
530 Construction Lane  
Lehigh Acres, FL 33936

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**DETERMINATION OF A QUORUM.** Board members present were Ralph Freathy, Carol Pfaff, Celso (JR) Rodriguez, Bob Taylor and Michael Whitescarver. 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 residence of Bob Taylor., 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 October 6, 2025.

**WELCOME GUESTS.** The Board welcomed guest Paul Gagne (23) to the meeting.

**READING & DISPOSAL OF MINUTES.** JR Celso made a motion to accept the March 17, 2025 minutes as presented. Michael Whitescarver seconded the motion. Motion passed unanimously.

**FINANCIAL REPORT.** Allison Cefalu reported the financials as of September 30, 2025. Operating account has a balance of \$5,567.81 Reserve account has a balance of \$41,567.11 Accounts Receivable account has a balance of \$3,813.11. Michael Whitescarver made a motion to accept the financial report as presented. Carol Pfaff seconded the motion. Motion passed unanimously.

**UNFINISHED BUSINESS.** *Architectural Review Request.* 351 Richland Road requested to install 2 Banana Tree in between 351 & 353 Richland Road. JR Celso made a motion to deny the request to install Banana trees in the common grounds. Michael Whitescarver seconded the motion. Motion passed unanimously.

**NEW BUSINESS.** *2026 Budget Workshop.* The Board of Director's reviewed the 2026 proposed budget line item by line item to create the 2026 proposed budget. If approved the 2026 monthly fee would increase to \$290 per unit per month. Management will be mailing the proposed budget out to all owners prior to the adoption meeting in November.

The Board of Directors reminded all residents that the Association has several security lights (LCEC lights), carriage lights and flood lights. If residents notice any lights out, please report to management so we can have them repaired.

**Owner Concerns.** The floor was open to owners present and questions and concerns were addressed.

**NEXT MEETING.** The next meeting of the Board of Directors is the 2026 Budget Adoption meeting scheduled for November 17, 2025 at 10:00 a.m. at the offices of Management Professionals, 530 Construction Lane, Lehigh Acres, FL 33936.

**ADJOURNMENT.** With no further business motion to adjourn the meeting. The meeting was adjourned at 11:21 a.m

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