

MINUTES
GOLFWOOD CONDOMINIUM NO. 2, INC.

Board of Director's Meeting
October 17, 2022
Management Professionals, Inc.
530 Construction Lane
Lehigh Acres, FL 33936

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

CALL TO ORDER. Carol Pfaff called the meeting to order at 11:06 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 October 3, 2022

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

READING & DISPOSAL OF MINUTES. Carol Pfaff made a motion to accept the September 30, 2022 minutes as presented. Betty Jane Trexler seconded the motion. Motion passed unanimously.

FINANCIAL REPORT. Allison presented the Board with the September 30, 2022. Operating account has a balance of \$6,035.71. Reserve account has a balance of \$180,605.34. Accounts Receivable account has a balance of \$11,617.81 with the Assets/Liabilities/Equity totaling \$201,793.97. Charlie Soo made a motion to accept the September 30, 2022 financials as presented. Betty Jane Trexler seconded the motion. Motion passed unanimously.

UNFINISHED BUSINESS. *Palm Tree & Oak Tree Installation.* The Board of Directors requested the nursery provide Association with a proposal to replace the palm tree's with Royal Palms rather than the Cabbage Palms previously quoted. Royal Palms are a higher cost than cabbage palms but Royal Palms are self-trimming palms, so the Association would eliminate some of the tree trimming costs.

NEW BUSINESS. *Proposed Board Adopted Rule Change.* Charlie Soo made a motion to adopt the requested rule change regarding landscaping. Betty Jane Trexler seconded the motion. Motion passed unanimously.

E. Landscaping (eg Organic materials such as trees, plants, shrubs) planted within five feet of the unit falls within the unit owner's responsibility to maintain. Such maintenance shall include the upkeep and appearance necessary to ensure healthy and thriving organisms and is consistent with the look of landscaping among other units in the association. Unit owners shall trim dead branches,

pick up fallen fruit, remove intrusive, over grown and unsightly weeds. Width of shrubs should not extend beyond the driveways.

Landscaping within five feet of the unit lies under the roof soffit. The association is responsible for the maintenance of the roofs in the association. Unit owners shall not allow any landscaping materials to grow such that they exceed the height of the soffit. Trees and shrubbery allowed to grow over the roof line creates a potentially hazardous situation and can, in extreme circumstances, damage the roof or cause bodily harm should they be compromised (as in a hurricane, strong storm or diseased tree). Owners shall trim them to at or below the height of the soffit.

Unit owners' maintenance responsibilities are in effect whether they presently occupy the unit or are away for any length of time. (see also Sec H).

2023 Budget Workshop. The Board of Directors reviewed the year-to-date expenditures and the previous year's budget per line item to construct the proposed 2023 budget. The projected amount if approved will increase to \$180 per unit per month.

Owner concerns: 321 North Ave- tree in rear needs to be removed by owner.

355 Richland – Gardenia bush in rear of unit is the owner's responsibility.

313 Maycrest- Lanai damage.

315 Maycrest- dog running without leash.

303 Maycrest- another person living in unit.

Hurricane Ian Update. The Association is working on cleaning up the fallen landscape debris. If a unit owner owns a tree that was damaged it is the responsibility of that owner to remove the damaged tree. The Association has filed a claim with the Association's insurance carrier for the roof damage. Inspection took place last week. While the Association is waiting for the inspection report to be filed, we are obtaining roof replacement proposals from local roofing companies. Bob Taylor will provide us with specifications for the roofing proposals.

Charlie Soo THANKED the community for coming together after Hurricane Ian.

NEXT MEETING. The next meeting of the Board of Directors will be the 2023 Budget Adoption Meeting on November 21, 2022, at 11:00 a.m. at the offices of Management Professionals, Inc., 530 Construction Lane, Lehigh Acres. Annual Members meeting has been scheduled for January 16, 2023.

ADJOURNMENT. With no further business Carol Pfaff made a motion to adjourn the meeting. The meeting was adjourned at 12:31 p.m.

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