

MINUTES
GOLFWOOD CONDOMINIUM NO. 2, INC.

Board of Director's Meeting
November 18, 2024
Management Professionals, Inc.
530 Construction Lane
Lehigh Acres, FL 33936

DETERMINATION OF A QUORUM. Board members present were Carol Pfaff, Bob Taylor, and Charles Soo. Paul Gagne and Celso Rodriguez were absent. 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 offices of Management Professionals at 530 Construction Lane, 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 4, 2024.

WELCOME GUESTS. Bob Taylor welcomed guests Ralph Freathy (06), Betty Jane Trexler (04) and Michael Whitescarver (05) to the meeting.

READING & DISPOSAL OF MINUTES. Carol Pfaff made a motion to accept the October 21, 2024 minutes as presented. Charles Soo seconded the motion. Motion passed unanimously.

FINANCIAL REPORT. Allison presented the Board with the October 31, 2024 financial report. Operating account has a balance of \$6,871.60 Reserve account has a balance of \$30,772.76 Accounts Receivable account has a balance of \$726. Charles Soo made a motion to accept the October financial reports as presented. Carol Pfaff seconded the motion. Motion passed unanimously.

UNFINISHED BUSINESS. Owner requested "No Parking on Grass" signs be installed on 3rd Street and Maycrest to deter the parents picking up their children from the bus stop. The association is going to look into reusing some old posts that are not currently being used and have tabled until they have a cost to complete.

NEW BUSINESS. *2025 Budget Workshop.* The Board of Director's and guests reviewed the 2025 proposed budget. After discussion was had, Charlie Soo made a motion to adopt the 2025 proposed budget as presented. Carol Pfaff seconded the motion. Motion passed unanimously. The 2025 Approved Budget amount is \$275 per unit per month and will begin as of January 1, 2025.

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

NEXT MEETING. The next meeting of the Board of Directors will be the Annual Members

meeting on January 20, 2024 at 10:00 a.m. at the Residence of Charls Soo at 351 Richland Ave, Lehigh Acres FL 33936.

ADJOURNMENT. With no further business motion to adjourn the meeting. The meeting was adjourned at 11:06 a.m

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