

MINUTES
GOLFWOOD CONDOMINIUM NO. 2, INC.

Meeting of the Board of Director's
October 21, 2019
319 Maycrest
Lehigh Acres, FL

DETERMINATION OF A QUORUM. Board members present were Chuck Babcock, Ralph Freathy, Carol Pfaff and Margaret Switzer. Russ Gillen was absent. Allison Cefalu, CAM was in attendance for Management Professionals, Inc.

CALL TO ORDER. Carol Pfaff called the meeting to order at 7:00 p.m. at 319 Maycrest, 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 7, 2019 to all members. Affidavit on file.

WELCOME GUESTS. Carol Pfaff welcomed Deanne Babcock, Clevel Humes, Paul Gagne and Betty Trexler.

READING AND DISPOSAL OF UNAPPROVED MINUTES. Ralph Freathy made a motion to accept the minutes of September 16, 2019 Board of Directors meeting with the following correction under FINANCIAL REPORT: ~~Charles Babcock~~ Margaret Switzer seconded the motion. Chuck Babcock seconded the motion. Motion passed unanimously.

FINANCIAL REPORT. Allison Cefalu presented the Board with the September 30, 2019 Financial Report. Allison Cefalu reported the Balance Sheet. Operating account has a balance of \$26,057.15 Reserve account has a balance of \$106,413.56. Investment account has a balance of \$58,710.00. Accounts Receivable account has a balance of \$927.00 with the assets totaling \$192,107.71. Ralph Freathy made a motion to accept the financial report as presented. Margaret Switzer seconded the motion. Motion passed unanimously.

UNFINISHED BUSINESS. *Palm Tree Trimming.* Check with Terry Snyder on the tree trimming. If he cannot get on his schedule, contact D&D Tree Service. Allison Cefalu contacted Terry Snyder during the meeting and he stated he will be out there next week for the tree trimming.

Fertilization of Trees. Contact Well's to add the Palm Tree fertilizing to the agreement.

General Fertilization. Check on fertilization schedule. There appears to be weeds (Florida Snow) taking over in the landscaping.

Painting. Schedule with Corraei for painting and obtaining quotes based on 353 Richland Road.

NEW BUSINESS. *2020 Budget Adoption.* The Board of Directors were presented with the 2020 budget as drafted. After review of the increases and decreases Ralph Freathy made a motion to adopt the 2020 budget as presented. Chuck Babcock seconded the motion. Motion passed unanimously. The amount will remain at \$160.00 per unit per month.

Owner Complaints. Deanne Babcock stated a problem with sprinklers behind her unit. Contact Terry Snyder.

Contact owner at 343 Richland to have them trim their tree in the rear toward Highland.

Send violation notices to 351 Richland and 363 Westpark concerning multiple flags hung outside on their units. If not rectified by the next scheduled meeting, start the fining process.

Any new business which may properly come before the Board. Ralph Freathy reported the owners are still not reporting lights out.

NEXT MEETING. The next meeting of the Board of Directors will be on Monday, November 18, 2019, at 7:00 p.m. at the residence of Ralph Freathy, 361 Westpark Road, Lehigh Acres, Florida.

The Annual Meeting has been scheduled for Monday, January 20, 2020 at the residence of Betty Trexler, 365 Westpark Road, Lehigh Acres, Florida.

ADJOURNMENT. Carol Pfaff adjourned the meeting at 8:00 p.m.