

MINUTES  
GOLFWOOD CONDOMINIUM NO. 2, INC.

Board of Director's Meeting  
November 15, 2021  
Management Professionals, Inc.  
530 Construction Lane  
Lehigh Acres, FL 33936

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**DETERMINATION OF A QUORUM.** Board members present were Deanne Babcock, Ralph Freathy, Carol Pfaff, and Robert Taylor. Allison Cefalu, CAM was in attendance for Management Professionals, Inc.

**CALL TO ORDER.** Carol Pfaff called the meeting to order at 10:00 am. 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 and posted on November 1, 2021.

**WELCOME GUESTS.** Carol Pfaff welcomed Betty Ann Trexler, Chuck Babcock and Paul Gagne.

**READING & DISPOSAL OF MINUTES.** Ralph Freathy made a motion to accept the October 18, 2021 minutes as presented. Deanne Babcock seconded the motion. Motion passed unanimously.

**FINANCIAL REPORT.** Allison Cefalu presented the Board with the October 31, 2021 Financial Report. Allison Cefalu reported the Balance Sheet. Operating account has a balance of \$10,771.28. Reserve account has a balance of \$175,810.38. Accounts Receivable account has a balance of \$8,141.06 with the Assets/Liabilities/Equity totaling \$194,722.72.

After a brief question and answer period, Ralph Freathy motioned to accept the Financials as presented. Deanne Babcock seconded. Motion passed unanimously.

**UNFINISHED BUSINESS.** *Neighborhood Watch Sign Replacement.* Have the neighborhood sign post removed until replacement has been obtained.

*Palms Trees.* Ralph Freathy made a motion to remove four (4) diseased palm trees at the cost of \$400.00 and not to remove the one at 337 Richland at the cost of \$200.00. Deanne Babcock seconded the motion. Motion passed unanimously.

**NEW BUSINESS.** *Owner Concerns.* Flood lights still out near 335 Richland. Ralph Freathy adjusted the timers. Sensor #2 will need to be relocated as it is being blocked by shade with throws off when it should come on and go off. 339 Richland has the wrong light bulb.

Carriage lights need to have the globes cleaned. Deanne Babcock is taking care of Maycrest as she replaces bulbs.

Betty Trexler had glass in driveway from the neighboring unit.

329 North-loud parties and numerous gatherings.

331 North – dog not on leash and parking on grass.

Deanne Babcock's phone line has still not been buried.

When will sprinklers be back up and running.

2022 Budget Adoption. After a brief discussion Ralph Freathy made a motion to keep the 2022 maintenance fees at \$165.00 per unit per month. Deanne Babcock seconded the motion. Motion passed unanimously.

Any new business which may properly come before the Board.

**NEXT MEETING. The next meeting of the Board of Director will be follow the Annual Meeting scheduled for Monday, January 17, 2022 at 10:00 a.m. at the offices of Management Professionals, Inc., 530 Construction Lane, Lehigh Acres, FL**

**ADJOURNMENT.** Ralph Freathy made a motion to adjourn the meeting. Bob Taylor seconded. Carol Pfaff adjourned the meeting at 10:56 a.m.

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