

MINUTES
GOLFWOOD CONDOMINIUM NO. 2, INC.

Board of Director's Meeting
January 18, 2022
Management Professionals, Inc.
530 Construction Lane
Lehigh Acres, FL 33936

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

CALL TO ORDER. Carol Pfaff called the meeting to order at 10:05 a.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 January 3, 2022.

WELCOME GUESTS. Carol Pfaff welcomed Chuck and Deanne Babcock, Ralph Freathy, Paul Gagne and Michael Whitescarver.

OPEN FORUM. Due to lack of quorum an Annual Meeting could not be duly called. Those present discussed items of concern at Golfwood No. 2. The neighborhood watch sign needs to be replaced. Trees at the pump house at Richland need to be trimmed. The photo cell is buried and possibly needs to be relocated. The carriage light at 367 Westpark is leaning. It appears all the sprinklers are working except 327 North has a flagged sprinkler next to driveway that needs adjusting.

READING & DISPOSAL OF MINUTES. Ralph Freathy made a motion to accept the November 15, 2021 minutes as presented. Robert Taylor seconded the motion. Motion passed unanimously.

FINANCIAL REPORT. Ralph Freathy presented the Board with the preliminary December 31, 2020 Financial Report. They will be finalized after they have been sent to the Accountant and the tax return for 2021 has been filed. Operating account has a balance of \$7,236.59. Reserve account has a balance of \$178,521.50. Accounts Receivable account has a balance of \$8,386.06 with the Assets/Liabilities/Equity totaling \$194,144.15.

UNFINISHED BUSINESS. 367 Westpark. Proceed with recommendation from Association attorney.

Driveways. The driveways used to have stenciled numbers at the end of them. There are several properties with no numbers. Ralph Freathy suggested getting reusable stencils and Board Members repaint. Deanne Babcock suggested making owners responsible for their own driveway numbering. Some residents brought up concern of losing uniformity if it is given to the owners to repaint.

NEW BUSINESS. *2021 Board of Directors.* After a brief discussion only 4 members submitted intents for the Board and a 5th member needed to be appointed. Charles Soo nominated Ralph Freathy. The other 3 members seconded the nomination. Ralph Freathy accepted the nomination and Carol Pfaff appointed Ralph Freathy as the 5th member of the Board.

The following nominations were made and accepted.

Carol Pfaff – President
Robert Taylor – Vice President
Betty Jane Trexler – Secretary
Charles Soo – Treasurer
Ralph Freathy – Member at Large.

Term limits were discussed. Allison Cefalu explained Board Members could only serve 8 consecutive years unless there were no other willing members to serve. There was a discussion on the repercussion of no one coming forward for Board positions. It was suggested maybe a letter going out to the membership explaining how the State can come in and take over the Association if they do not have the volunteers.

Appointment of Standing Committees. Ralph Freathy explained there used to be volunteers for a Social Committee before being managed by outside management. Somehow we need to get people involved.

The CEC volunteers are Paul Gagne, Jim Jeffries and Michael Whitescarver.

A letter needs to go out for volunteers to serve on following committees:

Architectural Request Committee. Duties - review requests for exterior changes to the outside of units.

Social Committee. Duties – set up potlucks, card games and other such social gatherings.

Covenant Enforcement Committee. Duties – review violations and make recommendations to Board of Directors.

NEXT MEETING. **The next meeting of the Board of Directors will be on Monday, March 21, 2022, 1:00 p.m. at the offices of Management Professionals, Inc., 530 Construction Lane, Lehigh Acres.**

ADJOURNMENT. With no further business Carol Pfaff adjourned the meeting at 10:52 a.m.

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