

MINUTES  
GOLFWOOD CONDOMINIUM NO. 2, INC.

Meeting of the Board of Director's  
November 16, 2020  
Management Professionals, Inc.  
530 Construction Lane  
Lehigh Acres, FL 33936

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

**CALL TO ORDER.** Carol Pfaff called the meeting to order at 10:00 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 November 2, 2020.

**WELCOME GUESTS.** Carol Pfaff welcomed the following guests Deanne and Charles Babcock and Betty Jane Trexler. .

**READING AND DISPOSAL OF UNAPPROVED MINUTES.** No questions or corrections. Patrick Custer made a motion to accept the minutes of March 9, 2020 Board of Directors meeting. Ralph Freathy seconded the motion. Motion passed unanimously.

**FINANCIAL REPORT.** Allison Cefalu presented the Board with the October 31, 2020 Financial Report. Operating account has a balance of \$15,979.24. Reserve account has a balance of \$127,671.75. Investment account has a balance of \$58,710.00 Accounts Receivable account has a balance of \$2,849.20 with the assets totaling \$205,210.19. Ralph Freathy made a motion to accept the financial report as presented. Patrick Custer seconded the motion. Motion passed unanimously.

**UNFINISHED BUSINESS.** *Violations.* Notice has been given to 367 Westpark for the junk stored in the carport. They have not address the issue and it is time to send to the attorney.

Notice has been sent to 345-347 Richland for a boat parked in carport. They also may have a tenant. Follow-up is needed.

Send notice again to 323 North for the truck cab being stored in the carport.

The Board would like to pursue looking at lease option changes prior to the Annual meeting.

**NEW BUSINESS.** *2021 Budget Adoption.* The Board reviewed the 2021 proposed budget. Due to insurance costs the budget will need to increase. Ralph Freathy made a motion to adopt the 2021 Budget as proposed. Patrick Custer seconded the motion. Motion passed unanimously. The new monthly maintenance fee is \$165.00 per month per unit.

Any new business which may properly come before the Board. Allison Cefalu reminded the Board of Terry Snyder's resignation as the community's landscaper at the end of December 2020. She has put it out to bid. She stated she had Childs Roberts submit a bid for the job. He works for Management Professionals, Inc. She wanted to assure the Board the validity of the bid by submitting first. Childs Roberts bid the job at the same price Terry Snyder was contracted for.

Ralph Freathy stated he believes we ought to have someone onsite for handling the carriage lights and the flood lights. Ron Shaggets volunteered to take care of resetting timers and replacing bulbs. If there are other issues with the lights over his expertise he will contact Management for repair.

The timing on the lights within Golfwood No. 2 are as follows:

Flood Lights	6 p.m. to 11 p.m.
Carriage Lights	dusk until dawn
Street Lights	dusk until dawn

Ralph Freathy recommended getting Terry Snyder a gift card for \$100.00 and a thank you card.

Questions were asked about the specific rules of the 55+ communities. Allison Cefalu briefly explained the rules Associations must conform to in order to remain a 55+ community which include but not limited to:

1. At least one person must be 55+ residing in the unit.
2. No one under 18.
3. Inheritance does not count. Anyone inheriting even if under 55+ may live in unit. This would fall within the 20% allowance.

Ron Shaggets asked about the repair of fascia with dry rot. Ralph Freathy informed Management to call West Coast for repair as it is Association responsibility.

The Board approved installing a patio at 353 Richland.

The Annual Meeting will be scheduled for February 15, 2021 at the offices of Management Professionals, 530 Construction Lane, Lehigh Acres, FL at 10 a.m.

**NEXT MEETING. The next meeting of the Board of Directors will be on Monday, January 18, 2021, at 10:00 a.m. at the offices of Management Professionals, Inc., 530 Construction Lane, Lehigh Acres, FL at 10 a.m.**

**ADJOURNMENT.** Carol Pfaff adjourned the meeting at 11:11 p.m.

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