

MINUTES  
GOLFWOOD CONDOMINIUM NO. 2, INC.

Board of Director's Meeting  
February 20, 2023  
Management Professionals, Inc.  
530 Construction Lane  
Lehigh Acres, FL 33936

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

**CALL TO ORDER.** The meeting was called to order at 10:12 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 and posted on Bulletin Board on February 13, 2023.

**WELCOME GUESTS.** No guests were in attendance.

**READING & DISPOSAL OF MINUTES.** Carol Pfaff made a motion to accept the January 16, 2023 minutes as presented. Betty Trexler seconded the motion. Motion passed unanimously.

**FINANCIAL REPORT.** Allison presented the Board with the January 31, 2023 financial reported. Operating account has a balance of \$15,597.78 Reserve account has a balance of \$204,217.21. Accounts Receivable account has a balance of \$205,129.21 with the Assets/Liabilities/Equity totaling \$205,129.21. Betty Trexler made a motion to accept the January financial reports as presented. Carol Pfaff seconded the motion. Motion passed unanimously.

**UNFINISHED BUSINESS.** *Shed Roof Update.* Charles Soo reported the roof on storage shed has been repaired.

*Roofing Update.* The Association has been working with insurance and roofing companies to have all the main roofs replaced. The Board of Directors were provided copies of proposal from Allison's Roofing for approximately \$23,000 per two (2) units. Insurance company has informed Association that the roof's are covered and were in fact damaged by the storm. Carol Pfaff made a motion to accept the proposal from Allison's Roofing. Charles Soo seconded the motion. Motion passed unanimously.

*Appraisal.* The Association's insurance carrier has requested an updated appraisal. The Board of Directors were presented a proposal from Townsend Appraisals. Betty Trexler made a motion to accept option 2 from Townsend. Carol Pfaff seconded the motion. Motion passed unanimously. The Association will have an appraisal performed every year for the next six (6) years. This will help in lowering the insurance premiums.

Tree Replacement's. The Association has contracted with Browning Nursery to have 1 Oak Tree installed in the center island of Maycrest and a total of ten (10) queen palms installed at Maycrest Island, 313/315/319 Maycrest, 335/337/357/353 Richland and 363/371 Westpark. We will get the proposal updated and schedule for the first of rainy season.

**NEW BUSINSS.** Lawn Care. The Association is looking at lawn care proposals. The Baord of Directors were presented with two (2) proposals as of today. Alvaro Lawns & Scooter's Lawns. Association is working on obtaining more proposals.

Lawn Fertilization. It was reported that TruGreen has not been onsite since September of 2022. In December the Association approved increasing treatments to six times per year. Management will get with TruGreen to get service immediately.

**NEXT MEETING.** **The next meeting of the Board of Directors will be on March 20<sup>th</sup>, 2023 at 10:00 a.m. at the offices of Management Professionals, Inc., 530 Construction Lane, Lehigh Acres.**

**ADJOURNMENT.** With no further business motion to adjourn the meeting.

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