

MINUTES  
GOLFWOOD CONDOMINIUM NO. 2, INC.

Meeting of the Board of Director's  
March 9, 2020  
361 Westpark Road  
Lehigh Acres, FL

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

**CALL TO ORDER.** Carol Pfaff called the meeting to order at 7:02 p.m. at 361 Westpark Road, 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 posted on March 2, 2020.

**WELCOME GUESTS.** Carol Pfaff welcomed the following guests Deanne and Charles Babcock, Shirley Emswiler, Benton & Sharon Julian, Betty Jane Trexler and Michael Whitescarver.

**APPOINTMENT OF BOARD OF DIRECTOR.** Ralph Freathy nominated Ron Shagets as a Board Member. Margaret Switzer seconded the nomination. All in favor. Ron Shagets accepted.

**READING AND DISPOSAL OF UNAPPROVED MINUTES.** Ralph Freathy read the minutes. No questions or corrections. Carol Pfaff made a motion to accept the minutes of January 20, 2020 Organizational Board of Directors meeting. Ron Shagets seconded the motion. Motion passed unanimously.

**FINANCIAL REPORT** Allison Cefalu presented the Board with the drafted February 29, 2020 Financial Report. Ralph Freathy reported the Balance Sheet. Operating account has a balance of \$22,614.13. Reserve account has a balance of \$118,545.29. Investment account has a balance of \$58,710.00 Accounts Receivable account has a balance of \$937.00 with the assets totaling \$200,806.42. Units 029 and 003 need to be in collections unless they get caught up. Ralph Freathy made a motion to accept the financial report as presented. Margaret Switzer seconded the motion. Motion passed unanimously.

**UNFINISHED BUSINESS.** *Painting 2020.* Painting will be scheduled for the October-November time frame. Residents will need to check grounds around the units to give painters access to walls, i.e. trim bushes back, remove decorations, etc.

*Lights.* The light at 315 Maycrest has finally been replaced. Contact Terry to severely trim the tree around the light.

**NEW BUSINESS.** *Any new business which may properly come before the Board.* Ralph

Freathy stated he was keeper of the keys. And now Carol Pfaff is keeper. They need to be updated. Please make sure either Carol Pfaff has a current key to your unit.

Ralph Freathy does not like the new palms Terry planted. They are too small. He requested Management discuss with Terry replacement with 7 to 10 foot palms and what the cost would be.

Ralph Freathy would like an opinion on condominium's ability to limit leasing and if a maximum can be set.

Ralph Freathy would like clarification on liability on common area and the responsibility of insurance.

There is some new blood in the Board Members. More involvement within the community is needed. There needs to be Potlucks, BBQs, additional social functions etc. We need to send a survey to see if people will attend meetings if held at the Management Office and during the day.

*Open Forum.* Sharon Julian wanted to know what could be done with the next door's dryer vent. The car is full of lint. They feel bad as the tenants are trying to be considerate, however she should not be forced to regulate when she does her laundry. Ralph Freathy will reach out to the owner to try and facilitate correction of the issue.

People are still walking their pets and not picking up after them.

Yard sales are limited to 1 time per year. They just need to let Management know when and make sure people keep their cars off the grass.

More attention needs to be given to edging/weeding. Needs to look better.

Chuck Babcock asked if pressure washing could be done instead of painting. Painting is budgeted at eight (8) years and pressure washing in four (4) years.

**NEXT MEETING. The next meeting of the Board of Directors will be on Monday, May 18, 2020, at 7:00 p.m. at the residence of Carol Pfaff, 357 Westpark Road, Lehigh Acres, Florida**

**ADJOURNMENT.** Carol Pfaff adjourned the meeting at 8:07 p.m.

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