

MINUTES
GOLFWOOD CONDOMINIUM NO. 2, INC.

Board of Director's Meeting
March 17, 2025
357 Westpark Road
Lehigh Acres, FL 33936

DETERMINATION OF A QUORUM. Board members present were Carol Pfaff, Celso (JR) Rodriguez, and Michael Whitescarver. Bob Taylor was excused. Allison Cefalu, CAM was in attendance for Management Professionals, Inc.

BOARD MEMBER RESIGNATION. Charles Soo submitted his resignation to no longer serve on the Board of Directors.

APPOINTMENT OF BOARD OF DIRECTORS. Ralph Freathy was appointed on the Board of Directors by the current Board members to fill the open seat. Michael Whitescarver nominated JR Rodriguez to serve as Vice-President for the remainder of his term.

CALL TO ORDER. The meeting was called to order at 10:00 a.m. at the residence of Carol Pfaff., 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 March 10, 2025.

WELCOME GUESTS. The Board welcomed guests Edward & Joyce Cook (31), Paul Gagne (23), and Robert Fuentes (27) to the meeting.

READING & DISPOSAL OF MINUTES. Michael Whitescarver made a motion to accept the January 20, 2025 minutes as presented. Carol Pfaff seconded the motion. Motion passed unanimously.

FINANCIAL REPORT. Allison Cefalu reported the financials as of February 28, 2025. Operating account has a balance of \$5,761.68 Reserve account has a balance of \$33,995.75 Accounts Receivable account has a balance of \$2,041.50. Michael Whitescarver made a motion to accept the payment plan from the unit currently behind. Carol Pfaff seconded the motion. Motion passed unanimously.

UNFINISHED BUSINESS. *“Tree Trimming.”* Ralph Freathy suggested a tree planting program to bring back the uniformity of every unit having a palm tree. Michael Whitescarver will update the tree inventory to determine how many palms still need trimming and how many do not have a palm.

Notice Board. The Board were presented with a few options to replace the broken/damaged notice board. After reviewing the options, Michael Whitescarver made motion to purchase the SwanCrown Outdoor Notice Board. Carol Pfaff seconded the motion. Motion passed unanimously.

NEW BUSINESS. *Fertilization of Grounds.* Michael Whitescarver made a motion to terminate the contract with Lawn Doctors for the fertilization of the grounds. Management will send termination letter with 30 day notice per contract. Michael Whitescarver will discuss with Alvaro for periodic treatments.

Owner Concerns. The floor was open to owners present and questions and concerns were addressed. Carol Pfaff requested the telephone books be updated. Michael Whitescarver reported the shed has been repaired and no longer leaking. Within the week he will have the ramp removed as there is no use for it, and it is damaged.

NEXT MEETING. **The next meeting of the Board of Directors is scheduled for October 20, 2025 at 10:00 a.m. at the offices of Management Professionals, 530 Construction Lane, Lehigh Acres, FL 33936.**

ADJOURNMENT. With no further business motion to adjourn the meeting. The meeting was adjourned at 10:43 a.m

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