

MINUTES
GOLFWOOD CONDOMINIUM NO. 2, INC.

Board of Director's Meeting
April 17, 2023
Management Professionals, Inc.
530 Construction Lane
Lehigh Acres, FL 33936

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

CALL TO ORDER. The meeting was called 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 posted on Bulletin Board on April 13, 2023.

WELCOME GUESTS. Bob Taylor welcomed guests Ralph Freathy and Michael Whitescarver.

READING & DISPOSAL OF MINUTES. Charles Soo made a motion to accept the March 20, 2023, minutes as presented. Carol Pfaff seconded the motion. Motion passed unanimously.

FINANCIAL REPORT. Allison presented the Board with the March 31st financial report. Operating account has a balance of \$14,457.05 Reserve account has a balance of \$170,336.61 Accounts Receivable account has a balance of \$1,137.00. Betty Trexler made a motion to accept the March financial reports as presented. Carol Pfaff seconded the motion. Motion passed unanimously.

UNFINISHED BUSINESS. *Roofing Update.* Bob Taylor reported a hiccup the roofers were having with the Notice of Commencements filed with the county. The issue has been resolved. Association had attorney file a NOC on behalf of the Association. Inspections are starting back up today and tomorrow. Estimated completion by the end of the month. Points of contact is Management Professionals or Bob Taylor. If residents notice any leaks, please let us know immediately.

The Owner of 327 North requested Allison's Roofing assessed their lanai roof, while replacing the main roof.

NEW BUSINESS. It was reported that 367 Westpark has a freezer in their carport. Notice will be sent to the owner.

It was reported there are 2 flags on Westpark near sprinklers.

It was requested to obtain proposals for sealcoating the roads.

Ralph Freathy provided the Association with some old Association records he still had.

Ralph suggested contacting Worthington for an overhaul assessment of the irrigation system. The Board agreed to have Worthington Sprinklers out to assess the irrigation system. Charles Soo asked if the Irrigation System was working. Management reported it was working as of last week.

Ralph Freathy reminded the Board of Directors of how they used to have meetings at the Condominium residence and that they seemed to get more participation from the residents.

NEXT MEETING. The next meeting of the Board of Directors will be on May 15th, 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 10:29 a.m.

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