

MINUTES
GOLFWOOD CONDOMINIUM NO. 2, INC.
Board of Director's Meeting
November 17, 2025
530 Construction Lane
Lehigh Acres, FL 33936

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

CALL TO ORDER. The meeting was called to order at 10:06 a.m. at the offices of Management Professionals, 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 3, 2025.

READING & DISPOSAL OF MINUTES. Ralph Freathy made a motion to accept the October 20, 2025 minutes with correction of "call to order" location. Michael Whitescarver seconded the motion. Motion passed unanimously.

FINANCIAL REPORT. Allison Cefalu reported the financials as of October 31, 2025. Operating account has a balance of \$9,760.97 Reserve account has a balance of \$39,956.47 Accounts Receivable account has a balance of \$3,538.11. Ralph Freathy made a motion to accept the financial report as presented. Michael Whitescarver seconded the motion. Motion passed unanimously.

UNFINISHED BUSINESS. *Lawn Care Proposals & Roads.* Association is obtaining Lawn Care Proposals for the 2026 year. Association is obtaining Sealcoating proposals for the roads within Golfwood 2.

NEW BUSINESS. *2026 Budget Adoption.* Ralph Freathy made a motion to adopt the 2026 Proposed Budget as presented. Michael Whitescarver seconded the motion. Motion passed unanimously. The 2026 monthly maintenance fee is \$290 per unit per month effective January 1, 2026.

Tree Inventory. Ralph Freathy made a motion to purchase and install thirteen (13) queen palms in front of those units without a palm tree in the 2026 year. Michael Whitescarver seconded the motion. Motion passed unanimously. Ralph Freathy made a motion to relocate the Christmas Palm in front of 361 Westpark to the Maycrest Island. Michael Whitescarver seconded the motion. Motion passed unanimously.

NEXT MEETING. The next meeting of the Board of Directors is the Annual Members meeting scheduled for January 19, 2026 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 10:45 a.m

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