

MINUTES  
GOLFWOOD CONDOMINIUM NO. 2, INC.

Meeting of the Board of Director's  
March 18, 2019  
329 North Avenue  
Lehigh Acres, FL

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**DETERMINATION OF A QUORUM.** Board members present were Chuck Babcock, Ralph Freathy, Russ Gillen, 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 7:00 p.m. at 329 North Avenue, 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 11, 2019 to all members. Notices were also hand delivered to those in residence.

**WELCOME GUESTS.** Carol Pfaff welcomed Ron Shagets, Shirley Emswiler, Michael Whitescaver, Benton & Sharon Julian, Debbie Miller, Paul Gagne and Jenera Humes.

**READING AND DISPOSAL OF UNAPPROVED MINUTES.** Ralph Freathy made a motion to accept the minutes of January 21, 2019 Organizational Board of Directors meeting. Russ Gillen seconded the motion. Motion passed unanimously.

**FINANCIAL REPORT.** Allison Cefalu presented the Board with the February 28, 2019 Drafted Financial Report. Allison Cefalu and Russ Gillen reported the Balance Sheet. Operating account has a balance of \$21,223.08. Reserve account has a balance of \$96,567.12. Investment account has a balance of \$58,710.00. Accounts Receivable account has a balance of \$407.00 with the assets totaling \$176,907.20. Ralph Freathy made a motion to accept the financial report as presented. Charles Babcock seconded the motion. Motion passed unanimously.

**UNFINISHED BUSINESS.** *Feral Cats.* Allison Cefalu notified the Owners that no one should be harboring or feeding the roaming cats. Allison Cefalu was asked if the cats can be trapped. She stated owners can volunteer to trap the cats and turn them into Lee County Domestic Animal Control office during their regular business hours. Allison Cefalu reiterated the feral cats will continue to come around the Association as long as residents continue to feed them.

**NEW BUSINESS.** *Any new business which may properly come before the Board.* Ralph Freathy reported the following:

Stop signs tilted and need straightening. There are two (2) stop signs in the shed to replace any if needed. We are all set on No Parking signs. The new Neighborhood Watch signs need to be installed.

Palm tree fertilization needs to be completed, contact Terry Snyder.

Two (2) security lights have been out for 2-3 months and LCEC needs to be contacted about a credit as we pay approximately \$10 per month per light.

Contact Terry Snyder to change settings on the lights because of the time change.

There is a golf cart in the shed that has not been used in over a year. It probably should be sold. The battery needs to be checked. Also may want Terry Snyder to check the shed to see if there is anything he needs or can use from there.

There is a lot of resale action in Golfwood No. 2 this last year. It appears they are being purchased for investment and there are getting to be a lot of renters. Allison Cefalu was asked to investigate the leasing rules as there is getting to be a high percentage of investment properties.

Charles Babcock reported the following:

The trees behind 325-323 North Avenue are dead and need to be removed.

Shrubbery around the pumps and the lift stations need trimming.

Margaret Switzer reported the following:

Unit 011 was flying two flags of which only one was a US flag. Allison Cefalu explained the state law on flags in deeded communities. Michael Whitescarver stated his beliefs on the matter, however Allison Cefalu stated she understood but can only enforce based on Florida State Statute.

Carports still appear cluttered. Allison Cefalu reported she has sent out letters based on criteria in their governing documents. She cannot govern the owners use on their carports except for keeping them from putting indoor furniture. After discussion on carport uses, Allison stated she has done everything their governing documents and her license as a CAM can allow.

Eaves on some of the units still need cleaning.

**NEXT MEETING. The next meeting of the Board of Directors meeting will be on Monday, May 20, 2019, at 7:00 p.m. at the residence of Margaret Switzer, 329 North Avenue, Lehigh Acres, Florida**

**ADJOURNMENT.** Carol Pfaff adjourned the meeting at 7:45 p.m.