

MINUTES
GOLFWOOD CONDOMINIUM NO. 2, INC.

Board of Director's Meeting
November 20, 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, and Bob Taylor. Betty Trexler was absent. 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 November 17, 2023 and mailed to all owners.

WELCOME GUESTS. Bob Taylor welcomed guests Deanne Babcock, Celso Rodriguez, and Abby Yeomans.

READING & DISPOSAL OF MINUTES. Paul Gagne made a motion to accept the October 16, 2023 as presented. Carol Pfaff seconded the motion. Motion passed unanimously.

FINANCIAL REPORT. Allison presented the Board with the October 31, 2023 financial report. Operating account has a balance of \$3,801.24. Reserve account has a balance of \$33,894.23. Accounts Receivable account has a balance of \$310. Charles Soo made a motion to accept the October financial reports as presented. Paul Gagne seconded the motion. Motion passed unanimously.

UNFINISHED BUSINESS. *Weed Control.* Alvero is offering weed control in the 5ft perimeter, if the owner chooses to enroll in the program you will need to submit photo's of you area. Once Alvero has the photo's they will schedule a time (usually Friday) to review your area. Once added to the list Alvero will have your unit on a continuous schedule.

NEW BUSINSS. *Palm Tree Trimming.* Charles Soo submitted a list of palm tree's needing trimming. Charles Soo reported 2 palm tree's in rear of 345 Richland that need to be removed. The 2 tree's reported are the responsibility of the owner at 345 Richland. Bob Taylor recommended forming a Landscape Committee to assess the Association's Tree Inventory and recommend improvements. Charles Soo and Paul Gagne volunteered for the committee.

Owner Concerns. Deanne Babcock reported 317 and 327 have leaking mailboxes. Charles Soo will assess and make the necessary repairs.

Celcio Rodrigues reported he still has a leak in the gutters at the front of his unit and his neighbors unit. Allison contacted Allison's roofing. Will contact them again to for status update.

Abby Yeomans requested the Association obtain insurance proposals from other Broker's. The Board agreed to revisit this at the time of renewal. It was reported once the funds are available the Association will have a wind mitigation completed to also assist in lower insurance premiums.

Flood Lights. Charles Soo reported flood lights are out at Westpark and Maycrest. Charles Soo suggested changing the flood lights to solar rather than the current LED. Management will obtain proposals to replace the LED flood lights with Solar flood lights.

The Board of Directors requested the Annual Members Meeting time be changed to 10 am rather than 11 am.

The Board of Directors requested an updated Telephone Directory be sent out soon.

NEXT MEETING. The next meeting of the Board of Directors will follow the Annual Members Meeting scheduled for January 15, 2024 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 11:00 a.m.

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