

MINUTES
GOLFWOOD CONDOMINIUM NO. 2, INC.

Board of Director's Meeting
October 21, 2024
Management Professionals, Inc.
530 Construction Lane
Lehigh Acres, FL 33936

DETERMINATION OF A QUORUM. Board members present were Paul Gagne, Carol Pfaff, and Bob Taylor. Charles Soo and Celso Rodriguez were 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 residence of Carol Pfaff at 357 Westpark Road, 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 October 16, 2024.

WELCOME GUESTS. Bob Taylor welcomed guests Ralph Freathy (06) and Michael Whitescarver (05) to the meeting.

READING & DISPOSAL OF MINUTES. Paul Gagne made a motion to accept the May 20, 2024 minutes as presented. Carol Pfaff seconded the motion. Motion passed unanimously.

FINANCIAL REPORT. Allison presented the Board with the September 30, 2024 financial report. Operating account has a balance of \$6,700.78 Reserve account has a balance of \$30,772.50 Accounts Receivable account has a balance of \$430. Carol Pfaff made a motion to accept the September financial reports as presented. Paul Gagne seconded the motion. Motion passed unanimously.

UNFINISHED BUSINESS. It was reported that the flood lights and carriage lights on Maycrest have been repaired.

It was reported the association is starting to see the effects of the fertilization treatments of the grounds with the new vendor the Lawn Doctors.

NEW BUSINESS. *2025 Budget Workshop.* The Board of Director's reviewed the 2025 proposed budget line item by line item to create the 2025 proposed budget. If approved the 2025 monthly fee would increase to \$275 per unit per month. Management will be mailing the proposed budget out to all owners prior to the adoption meeting in November.

Owner Concerns. The floor was opened to owners present and questions and concerns were addressed.

Street lights at rear of 327 North and corner of 4th St and North were reported out. Management will report the lights with LCEC.

It was reported that an irrigation flag has been placed at 325 North. Management will obtain update from Alvero.

Two (2) No Parking signs were requested for 3rd street near the bus stop as several vehicles use association grounds to park.

A proposal to trim all the palms and the oak tree's as the seed pods are growing rapidly and the Oak tree's are low hanging hindering the lawn mowing.

NEXT MEETING. The next meeting of the Board of Directors will be the 2025 Budget Adoption meeting on November 18, 2024 at 10:00 a.m. at the Office's of Management Professionals at 530 Construction Lane, Lehigh Acres FL 33936.

ADJOURNMENT. With no further business motion to adjourn the meeting. The meeting was adjourned at 10:50 a.m