

MINUTES
GOLFWOOD CONDOMINIUM NO. 2, INC.

Board of Director's Meeting
May 18, 2026
Management Professionals, Inc.
530 Construction Lane
Lehigh Acres, FL 33936

DETERMINATION OF A QUORUM. Board members present were Ralph Freathy, Celso (JR) Rodriguez, Bob Taylor and Michael Whitescarver. Joyce Cook 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 offices 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 mailed to all owners on May 18, 2026.

WELCOME GUESTS. Michael Whitescarver welcomed guest Paul Gagne (23).

READING & DISPOSAL OF MINUTES. Ralph Freathy made a motion to accept the March 16, 2026 minutes as presented. JR Rodriguez seconded the motion. Motion passed unanimously.

TREASURER'S REPORT. Allison Cefalu reported the financials as of April 30, 2026. Operating account has a balance of \$8,636.19 Reserve account has a balance of \$46,282.82, Accounts Receivable account has a balance of \$6,115.61. Ralph Freathy made a motion to accept the financial report as presented. JR Rodriguez seconded the motion. Motion passed unanimously.

Ralph Freathy made a motion to proceed with foreclosing on Association lien for 315 Maycrest Road. Bob Taylor seconded the motion. Motion passed unanimously.

Ralph Freathy requested we breakdown the \$290 assessment for owners not familiar with the budget format. The amount below is the amount each unit pays per month.

Bad Debt	\$1.16	Irrigation	\$2.31
Bank	\$0.03	Lighting	\$2.31
Office	\$1.16	Lawn & Grounds	\$47.22
Postage	\$0.58	Fertilization	\$6.94
Insurance	\$154.00	Plant/Tree Maintenance	\$4.63
Accountant	\$0.46	Management Fee	\$14.72
Attorney	\$1.16	Contingency	\$.19
Payable to DBPR	\$0.76	Electric	\$5.79
Common Area	\$1.16	Reserve	\$42.95
TOTAL			\$290.00

UNFINISHED BUSINESS. *Seal Coating.* Sealcoating is scheduled for May 19, 2026. They will begin with Maycrest Road and end with Westpark Road. You may return to using the roads on

Wednesday, May 20, 2026, depending on weather conditions. You may drive on the roads ONLY after the barricades have been removed and the work has been completed.

NEW BUSINESS. Michael Whitescarver reminded management the tree in front of 361 Westpark still needs relocation and cost to install queen and royal palm in its place.

The floor was open to owners present and questions and concerns were addressed.

NEXT MEETING. The next meeting of the Board of Directors will be on September 21, 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 10:37 a.m

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