

MINUTES
GOLFWOOD CONDOMINIUM NO. 2, INC.

Board of Director's Meeting
March 16, 2026
Management Professionals, Inc.
530 Construction Lane
Lehigh Acres, FL 33936

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

CALL TO ORDER. The meeting was called to order at 10:02 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 March 9, 2026.

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

READING & DISPOSAL OF MINUTES. Ralph Freathy made a motion to accept the January 19, 2026 minutes as presented. Michael Whitescarver seconded the motion. Motion passed unanimously.

TREASURER'S REPORT. Allison Cefalu reported the financials as of February 28, 2026. Operating account has a balance of \$7,935.63 Reserve account has a balance of \$46,401.82, Accounts Receivable account has a balance of \$5,081.61. Ralph Freathy made a motion to accept the financial report as presented. Joyce Cook seconded the motion. Motion passed unanimously.

UNFINISHED BUSINESS. *Seal Coating.* The Association received two proposals for seal coating the roads. SWFL Sealcoating (\$6,425.01) and Bain Seal Coating (\$7,250). Ralph Freathy made a motion to accept the proposal from SWFL Seal Coating contingent upon an updated proposal. JR Rodriguez seconded the motion. Motion passed unanimously.

NEW BUSINESS. *Lawn Care Proposals.* The Association received the signed lawn care specification proposal from Management Professionals Inc for lawn care services. Allison Cefalu reminder the Board of Directors the current lawn care contract ended March 1, 2026. Ralph Freathy made a motion to accept lawn care services with Management Professionals Inc. for \$1600 per month. Michael Whitescarver seconded the motion. Motion passed unanimously.

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 May 18, 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 10:46 a.m

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