

MINUTES
GOLFWOOD CONDOMINIUM NO. 2, INC.

Board of Director's Meeting
February 15, 2021
Management Professionals, Inc.
530 Construction Lane
Lehigh Acres, FL 33936

DETERMINATION OF A QUORUM. Board members present were Patrick Custer, Ralph Freathy and Carol Pfaff. Allison Cefalu, CAM was in attendance for Management Professionals, Inc.

CALL TO ORDER. Carol Pfaff called the meeting 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 mailed and posted on February 1, 2021.

WELCOME GUESTS. Carol Pfaff welcomed Chuck and Deanne Babcock, Paul Gagne and Robert Taylor.

READING & DISPOSAL OF MINUTES. Ralph Freathy made a motion to accept the January 18, 2021 minutes as presented. Patrick Custer seconded the motion. Motion passed unanimously.

FINANCIAL REPORT. Allison Cefalu presented the Board with the preliminary January 31, 2021 Financial Report. They will be finalized after they have been sent to the Accountant and the tax return for 2020 has been filed. Allison Cefalu reported the Balance Sheet. Operating account has a balance of \$20,888.51. Reserve account has a balance of \$101,396.74. Investment account has a balance of \$58,710.00 Accounts Receivable account has a balance of \$3,464.20 with the Assets/Liabilities/Equity totaling \$184,459.45.

Ralph Freathy made a motion to put the surplus from 2020 to the Roof Reserve Fund. Patrick Custer seconded the motion. Motion passed unanimously.

The Unit under collections has stated they intend to move in tenants. Ralph Freathy made a motion stipulating tenants cannot move in without following the process. Patrick Custer seconded the motion. Motion passed unanimously.

UNFINISHED BUSINESS. *Lights.* The Association now needs someone to take over replacing lights. Ralph Freathy asked for a volunteer for light replacement. Since no one volunteered the responsibility will be turned over to the landscaper to do as needed. Owners will have to call Management to report the lights that are out.

Flood light west side of 3rd and Maycrest in front of 311 is not working.

Golf Cart. Ralph Freathy reported he tried to get it going but was not successful. Still need to get it

out of storage and still working on troubleshooting the issue.

Deanne Babcock volunteered to take inventory of the Association Shed.

There is reported damage to the shed door.

NEW BUSINESS. *2021 Election of Officers.* Without a quorum for the Annual Meeting and the fact that only Carol Pfaff submitted an intent Carol Pfaff remained as President and appointed the following Directors and Officers:

Carol Pfaff – President
Ralph Freathy – Vice President
Deanne Babcock – Director
Patrick Custer – Secretary/Treasurer
Bob Taylor – Director

Irrigation. Plumbing is being replaced and/or repaired. Sprinkler heads are also being replaced and/or repaired. FGUA Trucks damaged irrigation on the Association property.

Any new business which may properly come before the Board. Joyce Cook – 311 Maycrest requested planting a fruit tree in the front of the unit. This request was denied. They do not want miscellaneous trees in the front of the units. Also she is a seasonal occupant and there would be a problem once the fruit started dropping.

Ralph Freathy made a motion for the Association to replace the palm tree in the front yard of 365 Westpark. Patrick Custer seconded the motion. Motion passed unanimously.

Deanne Babcock reported a hole behind the porch on left side at 319 Maycrest. This needs to be filled.

Bob Taylor offered services to help assist with roof repairs and/or replacement when the time comes. He noticed some improper repairs after hurricane Irma. The main structure is Association responsibility. Resident is responsible for add-ons. Ralph Freathy gave the history of what was done in the past.

Deanne Babcock volunteered to send sympathy card as well as get well cards. Management will provide her with the proper addresses.

367 Westpark is doing renovations and leaving a mess. Notice will be sent to the owners to rectify.

NEXT MEETING. **The next meeting of the Board of Directors will be on Monday, March 15, 2021, at 10:00 a.m. at the offices of Management Professionals, Inc., 530 Construction Lane, Lehigh Acres, FL**

ADJOURNMENT. Carol Pfaff adjourned the meeting at 10:55 a.m.

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