

MINUTES
GOLFWOOD CONDOMINIUM NO. 2, INC.

Organizational Meeting of the Board of Director's
January 20, 2020
365 Westpark Road
Lehigh Acres, FL

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

CALL TO ORDER. Carol Pfaff called the meeting to order at 7:00 p.m. at 365 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 mailed on January 6, 2020 to all members. Affidavit on file

WELCOME GUESTS. As there was no Annual Meeting because of lack of quorum, Carol Pfaff welcomed those guests that had come and stayed: Deanne and Charles Babcock, Ralph Freathy, Paul Gagne, Debbie Miller, Ron Shagets, Betty Jane Trexler and Michael Whitescarver.

APPOINTMENT OF BOARD OF DIRECTOR. Ralph Freathy was appointed as a Board Member. Ralph Freathy accepted. There is still one (1) open seat. The Board of Directors for 2020 is as follows: Patrick Custer, Ralph Freathy, Carol Pfaff and Margaret Switzer.

READING AND DISPOSAL OF UNAPPROVED MINUTES. Ralph Freathy made a motion to accept the minutes of November 18, 2019 Board of Directors meeting. Margaret Switzer seconded the motion. Motion passed unanimously.

FINANCIAL REPORT Allison Cefalu presented the Board with the December 31, 2019 Financial Report. Allison Cefalu reported the Balance Sheet. Operating account has a balance of \$24,427.71. Reserve account has a balance of \$111,473.25. Investment account has a balance of \$58,710.00 Accounts Receivable account has a balance of \$700.00 with the assets totaling \$195,310.96. Ralph Freathy made a motion to accept the financial report as presented. Margaret seconded the motion. Motion passed unanimously.

Roof reserve was increased in the 2020 Budget.

Correia stated he didn't think the painting needed to be done right away. It was suggested the fall of 2020 pending the last time it was painted which would be approximately November.

UNFINISHED BUSINESS. *Trees.* There are a number of trees to be removed. Let Terry know.

Lights. Contact LCEC as light at 315 Maycrest is still out.

NEW BUSINESS *Election of Officers.* Carol Pfaff made a motion to appoint the following officers for 2020. Margaret Switzer seconded the motion. Motion passed unanimously.

Carol Pfaff – President
Margaret Switzer – Vice President
Ralph Freathy – Secretary/Treasurer
Patrick Custer – Member at Large.
And a fifth (5) Member to be appointed at a later date.

Meetings Schedule and Location for 2020:

March 9, 2020 at 361 Westpark – Ralph Freathy
May 18, 2020 357 Westpark - Carol Pfaff
September 21, 2020 at 361 Westpark - Ralph Freathy
October 19, 2020 361 Westpark - Ralph Freathy
November 16, 2020 at 365 Westpark – Betty Trexler

NEW BUSINESS. *Any new business which may properly come before the Board.* Ralph Freathy reminded owners to call Management with any problems. If there are requests for vendors Management should be called. Vendors should not be approached directly.

Open Forum. Chuck Babcock questioned the paint life expectancy.

Residents suggested pressure washing instead of painting.

Irrigation hitting unit at 369 Westpark. Will inform Terry to take a look.

NEXT MEETING. **The next meeting of the Board of Directors meeting will be on Monday, March 09, 2020, at 7:00 p.m. at the residence of Ralph Freathy, 361 Westpark Road, Lehigh Acres, Florida**

ADJOURNMENT. Carol Pfaff adjourned the meeting at 7:44 p.m.

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