

## MINUTES

### GOLFWOOD CONDOMINIUM NO. 2, INC.

Annual Meeting of the Unit Owners  
January 19, 2015  
319 Maycrest Road  
Lehigh Acres, Florida

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**CERTIFYING QUORUM – CALL TO ORDER.** A quorum was established with 19 of the 36 units present in person or by proxy. Allison Cefalu, CAM was in attendance for Management Professionals, Inc. Ralph Freathy, Treasurer called the meeting to order at 7:00 p.m.

**PROOF OF NOTICE OF MEETING.** In accordance with bylaw and statutory requirements the notice of this meeting was mailed and posted. A notarized mailing affidavit is on file with the minutes.

**READING AND DISPOSAL OF UNAPPROVED MINUTES.** Annual Meeting Minutes were read by Secretary Carol Pfaff. Ralph Freathy made a motion to approve the minutes of the 2014 Annual Meeting of the Unit Owners meeting as written. Margaret Switzer seconded the motion. Motion passed unanimously.

**REPORT OF OFFICERS. Treasurer's Report.** Ralph Freathy distributed financials to the unit owners. He reported on statements presented. Carol Pfaff made a motion to accept report as presented. Margaret Switzer seconded the motion. Motion passed unanimously..

**REPORT OF COMMITTEES.** *No Report.* Committees were not set in 2014.

**UNFINISHED BUSINESS.** *No Report.*

**NEW BUSINESS.** Deanna Babcock, Unit 027, found information on cluster and Rubber Maid Mailboxes. Owners discussed the options. The owners were not in favor of the cluster mailboxes.

Ralph Freathy reported there were 42 carriage lights. The posts and wiring are ok, however the tops are not in good condition. At a previous meeting there was discussion on replacing with globe tops. Pricing was discussed and owners were in favor of replacing the tops with globes.

Ralph Freathy reported the flood lights were put in 40 years ago. Fixtures are deteriorating. A few were replaced except for the box fittings. Approximate cost of replacing was \$300.

Ralph Freathy has a key box located at his home. Only 20 units have furnished keys to the association. Owners of keys still missing will be notified as the association needs to have a key in case of an emergency.

Chuck Babcock wanted to make sure the documents and rules stated Unit Owners with pets need to keep them leashed and to pick up after them. Allison Cefalu, CAM reported even if it wasn't in the documents or rules it was a state law. A reminder needs to be sent to owners.

Application for Sale and/or lease, if any, will be approved at the Board Meetings.

**Vote on Rollover of Excess Funds.** Ralph Freathy made a motion to roll the 2014 excess funds of \$9,938.00 over to 2015. Carol Pfaff seconded the motion. Motion passed unanimously.

19 In Favor of Rollover

0 Opposed to Rollover

The vote to rollover the Association funds from 2014 to 2015 passed.

*Announcement of 2015 Board of Directors.* Ralph Freathy reported the 2015 Board of Directors as follows: Ralph Freathy, Carol Pfaff and Margaret Switzer.

**ADJOURNMENT.** Ralph Freathy made a motion to adjourn the meeting. Margaret Switzer seconded the motion. Motion passed unanimously. The meeting was adjourned at 7:56 p.m.

Minutes typed by Management Professionals and have not yet been approved by the Members.