

MINUTES
GOLFWOOD CONDOMINIUM NO. 2, INC.

Board of Director's Meeting
September 21, 2026
Management Professionals, Inc.
530 Construction Lane
Lehigh Acres, FL 33936

DETERMINATION OF A QUORUM. Board members present were Joyce Cook, Ralph Freathy, Celso (JR) Rodriguez, Bob Taylor and Michael Whitescarver. 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 September 11, 2026.

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

READING & DISPOSAL OF MINUTES. Ralph Freathy made a motion to accept the May 18, 2026 minutes as presented. JR Rodriguez seconded the motion. Motion passed unanimously.

TREASURER'S REPORT. Allison Cefalu reported the financials as of August 31, 2026. Operating account has a balance of \$7,885.32 Reserve account has a balance of \$44,757.26, Accounts Receivable account has a balance of \$10,778.61. Ralph Freathy made a motion to accept the financial report as presented. Michael Whitescarver seconded the motion. Motion passed unanimously.

UNFINISHED BUSINESS. *Tree's/Landscaping.* Michael Whitescarver reported the new tree's recently installed are looking good and the palm that was relocated is taking nicely. It was requested to have the landscapers take better care of tire tracks on driveway when mowing. The members were reminded the landscapers will leave the grounds if it begins to rain for safety reasons.

NEW BUSINESS. *2027 Budget Workshop.* The Board of Director's reviewed the 2027 proposed budget line item by line item to create the 2027 proposed budget. If approved the 2027 monthly fee would remain the same at \$290 per unit per month. Management will be mailing the proposed budget out to all owners prior to the adoption meeting October 19, 2026.

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 the 2027 Budget Adoption meeting on October 19, 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 11:02 a.m

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