

GOLFVIEW CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
September 25th, 2025

CALL TO ORDER: Meeting was called to order by President Bob Rohlfs at 9:05 AM.

DETERMINATION OF A QUORUM: The quorum was established with Board Members Carla Artis, Ellen Russell, Richard Ciammaichella and Robert Rohlfs all attending via Zoom. Benjamin Litke represented Casey Property Management in person, Bridget Spence by Zoom.

PROOF OF NOTICE: Notice of the meeting was posted in accordance with the By-laws of the Association and Florida Statutes.

APPROVAL OF MEETING MINUTES: Motion was made to approve August 23rd, 2025, Board Meeting Minutes. The motion was seconded. ALL IN FAVOR.

PRESIDENT'S REPORT: Bob Rohlfs advised of a new pool service, Howard's Pool World, who purchased the business from Gulfstar Pools.

Bob addressed the need for quicker notification and updated contracts when switching vendors. The BOD updated and discussed the current rental application, the process and the need for changes to the rental application protocols.

Bridget Spence updated the BOD with updates to Florida Condominium Law and introduced Benjamin Litke as the new CAM at Golfview.

Bob Rohlfs addressed a concern about roof repairs and leaks brought forth by a resident. Advises the concern was a result of hurricane Milton in 2024 and not an ongoing concern within the community.

FINANCIAL REPORT:

Bridget Spence from Casey Management provided an update on the current financial position of the association.

OLD BUSINESS: Richard Ciammaichella and Bridget Spence discussed the need to renew the association's website, hosting and costs. Agreement was made to renew prior to expiration.

NEW BUSINESS:

- a. Drywall repair / replacement for unit #119 caused by water damage: The BOD reviewed the bid to repair and the association's responsibility to repair. Carla made motion, Richard with a 2nd. ALL IN FAVOR.
- b. Discussion regarding BOD meeting minutes and the need to have them provided to the Board in a timelier manner: All in agreement, Casey Management to provide to BOD for review and posting to the website.
- c. Receiving invoices from Howard's Pool World for services in May, June, July and August: Discussion resumes that Howard's Pool World is the new pool service vendor moving forward.

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- d. Amendment of the Golfview Rules and Regulations to include sections 12.4 and 12.7 of the Declaration: Bob Rohlfs advises the BOD that there is a need to add Declaration elements to the Rules and Regulations to ensure that tenants are required to adhere to them. Bridget Spence provided a guideline of the process to adopt any changes.
- e. Amend the Golfview rental agreement language to ensure renters are provided with a copy of the Golfview Rules and Regulations: BOD and Casey Management discuss language to rental agreement, the changes in principle are discussed and agreed to, including requiring all tenants to sign that they have received and will adhere to the rules and regulations prior to approval.

OWNERS COMMENTS:

Comment from a resident about EyeOnWater app as a tool to signal water leaks in the home.

Comment from a resident about creating an audit/finance committee and making official.

Question and discussion about installation of security cameras.

DATE OF NEXT BOARD MEETING:

ADJOURNMENT: There being no additional business to come before the Board. BOD President Bob Rohlfs adjourned the meeting at 10:21 AM.

Prepared by:

Benjamin Litke, CAM

Casey Condominium Management