

Reflection Lakes Condominium 1 Association, Inc.

C/O Guardian Property Management Co. 6704 Lone Oak Blvd. Naples, FL 34109

Monday February 10, 2025 4:00 PM.

Call to Order: President Ben Dekker called Meeting of Board to order at 4:00 PM

Certification of a Quorum: Ben Dekker confirmed that a quorum of the Association Membership was present Ben Dekker, Rick Freeman, Jeremy Jones as board members. Doug Bradfield /CAM recorded minutes.

Proof of Due Notice of Meeting: Rick Freeman confirmed that notices were posted.

Approval of Previous Minutes: motion by Rick Freeman to amend minutes to exclude Doug Bradfield and add Jeremy Jones as administrator of an on-going spread sheet: updating reporting of delinquent owner's reports: ***Insurance, pet and occupant information data.***

Motion was seconded by Jeremy Jones to accept revised minutes, passing unanimously.

Reports of Committees: None

Managers Report: None

Old Business: Green Earth power washing was a bit screwed up, and plants damaged will be replaced, if they do not come back, in three months. Scott / Green Earth will pay for. Please take pictures of plants in question to forward.

BrightView Landscaping contact is Marcus May.

Fire alarm panels have been rectified and sprinkler repairs have been completed and brought up to code by Wayne automatic.

Sprinklers have been updated and fire alarm panels rectified.

New Business: Master Rules and Regulations revision.

What about allowing Bigger Dogs? No one is willing to go through the work of obtaining 66% vote to change Docs.

Discussion of enforcement of non compliance by Unit Owners Please submit Pet renewal info, or insurance certificate , and/ or occupant info sheets if you have not done so. You will have a thirty day notice to complete or suffer a **\$25. violation fee / per day** -up to \$1,000 per violation, until you comply.

Surplus Mulch is available for free to add to your existing garden space to create a thicker appearance.

Financial: We are 7% over budget this year, but in good shape overall, with \$500,000. in assets; \$240,000. reserves, some bearing CD generated earnings. Fines and late fees generating \$1,691. Audit completed cost (\$6,500). Power washing (\$9,700). Roof Leaks, following CMR contract completion and warranty period, ending last year, has risen to \$55-\$56 thousand in repairs, including materials and labor. We purchased a pallet of tiles to save money \$3,100. Two additional leak repair jobs will require approximately \$9,000. Wayne costs were \$1802.43. Masters Association revised their Rules and Regulations which we are responsible to adhere to. Please check out their Docs. Surge protectors have been installed at approximately \$5,000.00 to protect all ten panels from electrical strike

Annual Meeting Reminder: March 10th at 6 PM. The board is recommending #1, **Vote 'Yes'**, to rollover excess funds (which there is 'zero balance') and #2 **'Yes'**, in favor of waving Audit (one was recently completed).

Jeremy has been asked by Ben to secure laminated Roof Trust Signs.

We are surveying alternatives to Guardian Property Management 's fees and services to achieve the 'best bang for the buck' for our association, with attention on increasing efficiencies in electronic communication, to reduce paper trail costs... ultimately, moving towards an electronic culture. We started at \$988./mo...then it was \$1,048/mo...now its \$1268/mo. We are getting beat up from office expenses.

Buildings and grounds will be having a walk through meeting next week. Please note on the next walk around to notice grill's inside lanai's.

Ben asked Doug to have Patricia to engage an income tax specialist for the association's tax preparation.

Motion: by Rick to pay **\$3,860.50 to Indigo Plumbing** to repair broken 2" waste line. Seconded by Jeremy and unanimously approved.

Discussion: When is Pest Control coming? Is it 6 AM? Are applications and rat traps being serviced? Let Rick Freeman know when they are servicing. Can we have a landscaper schedule list?

Adjournment: **Motion** to adjourn by Rick Freeman and seconded by Jeremy Jones. (5:06 PM)