

2025 Annual Members Meeting
Reflection Lakes Condominium 1 Association
C/O Guardian Property Management Co. 6704 Lone Oak Blvd. Naples, FL 34109
Monday, March 10, 2025, 6:00 PM

Call to Order: President Ben Dekker called the Meeting of the Board to order at 6:00 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. Sixteen owners were in attendance.

Proof of Due Notice of Meeting: Ben Dekker confirmed that notices were mailed and posted as required.

Approval of Previous Minutes: Motion by Rick Freeman to accept previous minutes as read by Mr. Dekker. Jeremy Jones seconded. Motion Approved.

Unit owners Concerns or comments: 1. When you have pest control issues, please contact the property manager or board member so that we can notify Ehrlich Pest Control Co. who handles the condo association pest control. 2. ALL landscaping issues are handled by Brightview Landscaping Co. You can contact them on-line yourself or notify Kiarra or Di at the clubhouse office. 3. Pool water heaters have been replaced. 4. Fire ant nest have been spotted near unit 902 and 1301. Depending on the location, these will be treated. Some areas are master property and some are condo property. 5. When Reserve funds are not fully funded, FHA will not approve mortgage loans. 6. There was a break-in to one of the cars in the master area. The person responsible was arrested. Please be vigilant in securing your property. 7. The Master Assoc. is considering some additional plantings along 41 to help with security and noise. No definite decision has been made at this time. Possible survey to get owner input soon. 8. Woodpeckers have been very busy and causing damage to several homes. 9. Please spend some time looking at what is posted on the website. A lot of important information to help unit owners. 10. Approximately \$300,000 of reserve and surplus funds invested in CD's, which have yielded \$13-14,000. 11. Approximately \$50,000 spent to make roof repairs.

New Business: Results of Ballot Questions: #1 Rollover of excess operational funds from previous fiscal year, YES-46, NO-1, Question #2 Request to waive audit for 2024, YES-45, NO-1.

Motion to Adjourn Meeting made by Rick Freeman, seconded by Jeremy Jones. Motion approved; Meeting adjourned 6:35 PM

Organizational Meeting immediately following Annual Meeting

Call to Order by Ben Dekker at 6:35 PM

Certified a Quorum: Ben Dekker, President, Rick Freeman, VP and Treasurer, Jeremy Jones, Secretary

Motion by Rick Freeman, seconded by Jeremy Jones to approve Officers and Board Members remain the same as last year, as there were no other applicants for the positions. Motion approved.

Motion by Jeremy Jones to assign Ben Dekker and Rick Freeman as designated Board members to approve and sign checks. Motion approved.

Motion to adjourn by Jeremy Jones, seconded by Rick Freeman. Motion approved. Adjourned at 6:59 PM