

Reflection Lakes Of Naples Condo 1 Association  
Board of Directors Meeting  
December 13, 2021 @ 4.00pm

Call to order: Meeting was called to order By Linda Dekker at 4.01pm

Establish a Quorum: Linda Dekker, Linda Maxwell, Sandra Abbondandolo + Members

Proof of Notice: Notice of the board meeting was sent via email to residents and posted in the club house.

Approval Of Minutes: Motion to approve the November 15, 2021, October 13, 2021 and September 13, 2021 minutes was made by Linda Maxwell, 2nd by Linda Dekker. All in favor. Approved.

Management report:

Treasurers Report: Linda Maxwell. Staying within Budget, apart from the flood insurance. 8K over budget, due to, Landscape, removal of armadillos and removal of oak trees.

Buildings and Grounds Report: Logan Brimmer. Trimming, mulch etc, looking good.

ARB Requests/Update/Approvals: Maureen Silliman stated that she received one ARB request for a Lanai Extension at unit 603. All documents were in order. A motion was made by Linda Maxwell, 2nd by Linda Dekker to approve the lanai extension request. All in favor. Approved.

Old Business:

Valve Handle Replacement: Sandra Abbondandolo, called Bears Plumbing and they still have no date on the arrival of the handles. Asked them if they could label the handles so we know which one goes to which unit. They can do this. Prior to them coming they will be putting some lubricant on the handles to make it easier to remove, some of them are pretty rusted, and do not want any pipes to break.

Web Site:

Linda Dekker stated that our new website [reflectionlakescondo1.com](http://reflectionlakescondo1.com) has a lot of information for residents and is very "user friendly". She encouraged residents to check it out.

New Business:

Painting and pressure washing. We do not have a definite date from Elias Brothers as of yet but the buildings will be painted sometime in January or February, 2022. Pavers

will be power washed by Elias Brothers after completion of the painting project. Motion to approve the contract in the amount of \$84K was made by Linda Maxwell, 2nd by Sandra Abbondandolo. All in favor. Approved

Hearing Committee Resolution:

A motion was made by Linda Maxwell and 2nd by Linda Dekker to adopt the Hearing Committee Resolution as presented. All in favor. Approved

Lanai specs and owner responsibility: A Board Workshop is scheduled for December 21, 2021 to review and revise these two documents.

Shutter Removal: Residents were remind that shutters must be opened by January 3, 2022 in preparation of the buildings painting project.

JK Proposal:

The proposal from JK to repair a drainage issue behind units 202 and 203 was discussed. A motion was made by Linda Maxwell, 2nd by Sandy Abbondandolo to approve the proposal in the amount of \$1389. All in favor. Approved.

Adjournment:

Motion to adjourn at 5:07 was made by Linda Maxwell, 2nd by Sandy Abbondandolo.