

Reflection Lakes At Naples 1

MINUTES OF THE BOARD OF DIRECTORS MEETING

DATE February 14, 2022

Board Members Present in person or via Zoom: Linda Dekker, Linda Maxwell, Sandra Abbondandolo (Zoom)

Board Members Absent: None

Property Manager present: Logan Brimmer, Jodie Butler

Others Present (if known): Approximately 25 owners and spouses in person

PROOF OF NOTICE: Notice sent by email and posted in clubhouse per FL Statute 718.

ESTABLISHMENT OF QUORUM AND CALL TO ORDER: Meeting called to order by Linda Dekker at 4:00 pm. Quorum established.

Reading and Approval of Minutes (as submitted or as amended):

Motion to approve January 10, 2022 Minutes made by LM, seconded by SA. Motion carried.

Motion to approve January 28, 2022 Minutes made by LM, seconded by SA. Motion carried.

1. Property Manager Report: Logan Brimmer discussed various actions by the Board regarding owners questioning rule changes. Stated that the Condo 1 Board actions met all the requirements of Florida Chapter 718 and the Documents both of Condo 1 and the Master Documents.

2. Treasurer's Report: Linda Maxwell discussed the requirement by banks issuing mortgages that mortgage holders are required to have flood insurance. Since there are unit owners with mortgages, we have no choice but to have flood insurance.

We ended the year over budget approximately negative \$7,000 due to the excessive cost of pest control (armadillos). We have prepaid our flood insurance premiums which is in the 2022 budget.

Pressure washing of sidewalks and driveways was budgeted in 2021, but will be done in 2022 while the painting is being done.

LM discussed reserves and the fact that we need a reserve study to determine if potential expenditures in excess of \$10,000 are being planned for. Currently we are reserving only for roofs and painting. We are not reserving for potential replacement of driveways, outside lighting, or landscaping renovation.

There is currently \$70,000 in reserves and we are collecting \$40,000 each year for reserves but they are allocated to painting (\$15,000) and roofs (\$25,000).

3. Buildings and Grounds Report: B&G accompanied Wayne Fire on their inspection of the sprinkler systems in the units to make sure all sprinkler heads are in compliance. Wayne Fire also inspected the alarm and piping systems at the 10 buildings that have these systems. It was determined on six of the buildings shrubs had to be cleared to allow 3' area around the piping for fire personnel access. It was also suggested that the potable water and fire sprinkler pipes be identified either by painting them different colors or by tagging them.

4. ARB. Maureen Silliman (ARB Chair) reported one new ARB request for white hurricane shutters for 14155, Unit 302. Motion to approve by LD, seconded by LM. Motion carried.

Maureen then requested that Frank Fantasia be appointed to the ARB committee. Motion to approve made by LM, seconded by LD. Motion carried.

Linda Dekker asked that the record show that four extended lanai easement and maintenance agreements for units 1902, 1904, 603, and 401 were given to the ARB Chair for filing with the Collier County Clerk upon completion of the lanais.

Old Business:

1. Valve handles: SA reported that we're still waiting for Baer's Plumbing to complete project. They are still waiting for the handles.
2. Building Painting: Confirmation that painting will be begin on Feb 19 and lanai's will be painted.
3. Pre-painting inspection will be done and results will be posted on website.

New Business:

1. Meet the candidates was scheduled for February 26 at 10 am.
2. Solar Lights: the following Motion was made by LM regarding solar lights: To allow solar lights for unit sidewalk security purposes only. Solar lights must be black and must point to the sidewalk and lanai entrance pad and must not exceed 12" above the surface of the mulch. Lights must be placed in a mulched or stone shrub area and the unit owner's responsibility for upkeep. Units ending in -01 and -04 may have four solar lights lighting the sidewalk to the entrance door and one lighting the lanai entrance pad. Units ending in -02 and -03 are allowed two solar lights facing the sidewalk leading to the front entrance door and one on the lanai entrance pad. All units will be allowed four solar lights in the rear shrub area for security purposes only. (Florida Environmental regulations do not allow lights pointing to a pond area or reserve area.) A Certificate of Approval is required and is available on the Condo 1 website:
. Motion seconded by LD. Motion carried.
3. Welcome Committee was formed. Beverly Holmes and Lynn Stewart volunteered.
4. Finance Committee was formed. Denise Keane, Dick Napolillo, and Ben Dekker, chaired by Linda Maxwell, Treasurer.
5. Application Fee for new owners will be reviewed by Cardinal and the Condo 1 Treasurer.
6. Pipe Painting: Motion to approve Elias quote of \$3250 to paint fire and potable water piping was made by LM and seconded by LD. Motion carried.

MOTION TO ADJOURN: Motion to adjourn at 5:46 pm. Made by Sandy Abbondandolo and seconded by Linda Maxwell. Motion carried.

Minutes Submitted by: Sandy Abbondandolo

Minutes Approved: Date: March 24 2014

Signature of Secretary: President Linda Maxwell