

Reflection Lakes Condominium 1 Association, Inc.

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

Monday April 14, 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 notices were posted; emails sent.

Approval of Previous Minutes: Rick Freeman Motioned to Approve Minutes as read by Ben, pending corrections and additions- seconded by Jeremy Jones to accept revised minutes, passing unanimously.

Reports of Committees:

Ben- (2) Water line Modules for fire sprinklers will be replaced. We need checking of all fittings to address obsolescence, which Angelo has done, and solicit bids to update system.

ARB- Unit 1904 was approved to remodel their kitchen.

Linda- Requested Board consider fining late ARB applicants \$25.; or \$75. for late application involving Collier County Permit. **Emergency Exempt.**

Ben/ Jeremy- Allied (new management company, effective June 1, 2025) will develop / maintain spread sheets allowing tracking /escalation of violation, building and grounds, ARB, and other data, in real time, dynamic response, for Board and committee members.

Doug- Seventeen dirty lanai owners were cited a few weeks ago by Buildings and Grounds committee. Those residents have until April 5, 2025 to clean.

Old Business- Last of Roof repairs and reports of 'no leaks' currently. Thank you Rick Freeman for coordinating leak solutions with Leon and tactfully eliminating middle man contracting services, saving us 30% on some jobs. A two year warranty is in effect.

Jeremy inquired: should we hire Leon to proactively hunt for leak 'hot-spots'?

Ben responded these costs are not in budget; but we can get estimate of those costs.

New Business: ALLIED Property Management will be our new resource, effective June 1, 2025.. They are located in Miami. Assigned as a 'portfolio client', there will be no more payment coupons, better response to phone calls, better technology support with tracking software, and escalating tracking for the Board to react to in real time.

Jeremy acquired and Rick has installed larger RF/ roof- floor metal signs on all buildings, replacing obsolete unreadable, smaller signs, which let fireman know that building has wooden trusses.

Building 17 had a mailbox damaged by a car. Action: resolution status.

Allied will respond to Board to remind residents to update pet registration as required.

Green Earth damage shrubs near building as a result of power washing. Those shrubs will be replaced this week. Action: resolution status.

Rick indicated that local hardwood trees will be trimmed.

There is concern for grass browning. Sprinklers are on 4-5 minutes. Discussion regarding longer duration for watering occurred.

Discussion:

1. Can plants hedges be taller adjacent to our Garage? (yes)
2. The Brightview contract costs 38 K per year. (fair price)
3. Where is our financial data; can I view audit returns? (yes)
4. My lawn is looking good (weed killer impact).
5. Can't intervene regarding brown grass because the Master controls irrigation.

(Board) We wish more residents would attend these meeting; it could resolve certain issues.

Guests cannot reside temporarily with out owners present; or must complete background and credit check.

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