

Reflection Lakes Condo 1 - Board of Directors Meeting Minutes
14020 Mirror Dr. Naples, FL 34114
and via TEAMS
BOARD OF DIRECTORS
Unapproved Minutes
June 9th, 2025

1) Call to Order:

The meeting was called to order at 4:00 PM by Ben Dekker. A quorum was established with 3 board members present Ben Dekker in person and via Teams, Richard Freeman and Jeremy Jones. Also, present Yadira Hodgson, CAM representing the Allied Property Group. Notice was posted as per Florida Statutes.

2) Approval of Previous Minutes:

The minutes from the May 12 meeting were reviewed. Jeremy Jones made a motion to approve the minutes as written. The motion was seconded By Ben Dekker and approved unanimously. All in favor. Motion carried.

3) Reports of Committees:

ARB Committee: Linda & Sharon reported on several ARB applications including:

- * Unit 1701: Water heater installation
- * Unit 801: Electric vehicle charger
- * Unit 901: Interior alterations
- * Unit 803: Hurricane shutters
- Discussion on increasing the ARB application fee for Lanai extensions from \$350 to \$450 due to rising costs.
- Proposal for a \$25 fine for starting ARB projects without prior approval

Motions and Votes:

- Motion to increase ARB application fee for Lanai extensions to \$450: Made by Jeremy Jones, seconded by Richard Freeman. Approved unanimously.
- Motion to impose a \$25 fine for starting ARB projects without prior approval: Made by Ben Dekker, seconded by Jeremy Jones. Approved unanimously.

4) Old Business:

- Introduction of new property manager, Yadira Hodgson, CAM from Allied Property Group.
- Update on domestic water line repairs: Indigo Plumbing selected for the work.
- Hearing Board decision for Unit 901: \$100 fine imposed for pet violation.
- Discussion on enforcement of unpaid fines including disabling gate access and clubhouse privileges for unit 501.

6) New Business:

- Pet registration reminder to be sent to residents.
- Request for updated personal property and liability insurance binders from residents.
- Roof leak reports from Units 504 and 1204 to be inspected.
- Website updates by Jeremy Jones: Navigation improvements and document updates.
- Portal access issues discussed; residents encouraged to contact Allied property Group for assistance.

Manager's Report

Yadira Hodgson, CAM for Allied Property Group introduced herself and outlined her initial activities including vendor list review, weekly updates, and coordination with Richard Freeman on roof issues.

7) Owners' Comments:

- Concerns raised about iguanas and other pests; live traps discussed.
- Discussion on palm tree trimming delays.
- Portal access issues and payment processing challenges shared by several residents.

8) Adjournment:

With no further business to discuss, Jeremy Jones made a motion to adjourn the meeting. Richard Freeman seconded. All in favor. Motion carried. The meeting was adjourned at 6:00 PM.

Respectfully Submitted:

Yadira Hodgson, CAM
Allied Property Group