

Reflection Lakes Condo 1 - Board of Directors Meeting Minutes
14020 Mirror Dr. Naples, FL 34114
and via TEAMS
BOARD OF DIRECTORS
Unapproved Minutes
November 10th, 2025

Call to Order:

The meeting was called to order at 6:00 PM by Ben Dekker, Board President.

CERTIFY A QUORUM AND PROOF OF NOTICE

A quorum was established with 3 board members present Ben Dekker, Richard Freeman and Jeremy Jones in person. Also, Present, Yadira Hodgson, CAM representing the Allied Property Group. Notice was posted as per Florida Statutes.

Approval of Previous Minutes:

The minutes from the September 8th, 2025, meeting were reviewed. Richard Freeman made a motion to approve the minutes as written. The motion was seconded By Jeremy Jones and approved unanimously. All in favor. Motion carried.

Reports of Committees:

Committee Reports

- **ARB:** The committee approved hurricane shutter installations for Units 902, 604, and 1302. A motion also passed requiring owners to clear any outstanding balances before receiving ARB approval. In addition, all projects must now include proof of workers' compensation and liability insurance.
- **Planning:** Sharon has been granted portal access, which will allow for real-time tracking of fines.

Manager's Report

- All but one unit have paid their outstanding balances, and follow-up is currently in progress.
- Clarification was provided regarding the collection process and portal access.
- The sale of Unit 1403 was approved, pending payment of all required fees.

OLD BUSINESS:

- Ben provided an update from Indigo Plumbing. The final phase of the domestic water line repairs was scheduled for September 11, and the fire monitoring system was to be tested during the repairs.
- Portal access training was requested.
- Document transparency requirements taking effect on January 1 were discussed.

NEW BUSINESS

Voting Results

- A total of 68 responses were received out of 76 units.
- Of those, 64 owners voted in favor of partial reserve funding, while 4 voted for full funding.

Based on these results, the motion for partial reserve funding carried. As a result, the monthly fee for Condo 1 will be \$701.56 per unit.

Budget Discussion

- The proposed 2026 budget was reviewed in detail.
- The Board discussed reserve funding and recommended partial funding to help avoid significant fee increases to help many of the residents on fixed incomes.
- Reserve funding will be limited to roof replacement and building painting only.

Jeremy made a motion to adopt the partially funded 2026 budget. The motion was seconded by Richard Freeman and approved unanimously. All were in favor. Motion carried.

Owner Comments

- Owners shared concerns regarding landscaping, specifically mulch and ground cover.
- Meeting times were discussed, and a survey will be sent to owners to determine whether they prefer meetings at 4:00 PM or 6:00 PM.
- An update was provided on the Master Association's lake remediation project, including the possibility of a future assessment.

Adjournment:

With no further business to discuss, Ben Dekker made a motion to adjourn the meeting. Richard Freeman seconded. All in favor. Motion carried. The meeting was adjourned at 6:46 PM.

Respectfully Submitted:

Yadira Hodgson, CAM
Allied Property Group