

Reflection Lakes Condo 1 - Board of Directors Meeting Minutes
14020 Mirror Dr. Naples, FL 34114
and via TEAMS
BOARD OF DIRECTORS
Approved Minutes
September 8th, 2025

Call to Order:

The meeting was called to order at 4:00 PM by Ben Dekker, Board President.

CERTIFY A QUORUM AND PROOF OF NOTICE

A quorum was established with 3 board members present Ben Dekker via Teams, 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 June 9th meeting were reviewed. Ben Dekker 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:

Linda and Sharon reported on several ARB applications, including the approval of hurricane shutter installations for Units 902, 604, and 1302.

Ben Dekker made a motion requiring that all owners submitting ARB applications must first pay any outstanding balances before their requests can be approved. He also stated that workers' compensation and liability insurance must be required for all projects. The motion was seconded by Jeremy Jones and approved unanimously. Motion carried.

Jeremy will update the ARB form and online portal accordingly.

Finning Committee:

- * Sharon to be notified when fines are paid.
- * Sharon to be granted portal access for real-time fine tracking.

Manager's Report

All but one unit has paid for its outstanding balance; follow-up is in progress for the remaining account. Clarification provided regarding the collection process and portal access codes. Discussion held on estoppel procedures for unit sales involving outstanding balances. Sale of Unit 1403 approved, pending payment of all outstanding fees.

Old Business:

Indigo Plumbing Update:

Final phase of domestic water line repairs scheduled for September 11.
Work to be completed across five buildings.
Fire monitoring system will be placed on test during the repair period.

New Business:

Pet Registration & Insurance Compliance:

Weekly spreadsheet updates requested from Alex.
Email blasts may be sent after the board reviews current compliance.
Discussion held regarding fines for non-compliance with insurance requirements.

Roof Leaks:

No roof leaks reported at this time.

Portal Access Issues:

Request made for a training session with Allied to review portal and website responsibilities.
Discussion on document transparency requirements, effective January 1.

Board Meeting Attendance:

Low attendance noted.
Proposal to move meetings to 6:00 PM to better accommodate working residents.
A survey will be sent to residents to determine preferred meeting times.

Fire Sprinkler Inspections:

Scheduled for September 23–25.
Residents are reminded to provide access codes or keys.

Paver Power Washing:

Scheduled for October.
50% deposit invoice received and approved.

Owners' Comments:

Sharon From the Finning Committee requested green folders to organize fine-related documents separately from ARB and other files.

Landscaping concerns were briefly mentioned, including:

- *Weeds and trimming issues near garages and common areas.

- *Bushes being cut too short, which some owners found unsightly.

A unit owner raised a question regarding responsibility for a damaged downspout; it was clarified that it is the homeowner's responsibility due to an extended lanai.

Adjournment:

With no further business to discuss, Richard Freeman made a motion to adjourn the meeting. Ben Dekker seconded. All in favor. Motion carried. The meeting was adjourned at 4:58 PM.

Respectfully Submitted:

Yadira Hodgson, CAM
Allied Property Group