

Reflection Lakes at Naples,
Condo 1 Association
Board of Directors Meeting June 21, 2021 @4P.M via Zoom

Call to Order: The meeting was called to order by Linda Dekker at 4.02pm

Verification of Quorum: Present Sandra Abbondandolo, Linda Dekker and Linda Maxwell.

Proof of Notice Meeting: Notice of the meeting was by an email blast to all residents and posted in the clubhouse.

Approval of Prior Meeting: Motion to approve the minutes of May 10th was made by Linda Maxwell, 2nd by Sandy Abbondandolo.. All in favor, minutes approved.

Management Report: Kris Caldwell and Sandy walked the site Friday May 28th. Clearing many of the 14 violations, where the first courtesy letter had gone out. 2 reminders to go out. Courtesy Letters and complaints copies to the board before they are sent out. Copies of the violation letters to the board before going out to the home owner. There will be no site visit in June.

Treasurers Report Linda Maxwell. Wayne all pipes are completed and fire sprinklers have been repaired. Financial in overspending by \$8K, with landscape replacement. 2 CD's are expiring July 9th, waiting for an answer as what to do.

Buildings and Grounds Committee: No Report

ARB Requests. No new requests.

Old Business: CMR Roofing. This is on going. Home owners to report and leaks to Cardinal, who in turn notify CMR who then contact the home owner or caretaker direct to schedule appointments to come and fix. When CMR have fixed the roof problem they contact the painter to come and paint ceiling.

New Business:

a. **Valve Handle Replacements.** We have contacted a number of plumbers and had proposals. Cardinals plumber was selected and then backed out. So we are now getting another 2 quotes in.

b. **Welcome Packet:** This has been updated, with telephone numbers, all which can be obtained on the home owner portal. An email blast will be sent out on how to log into the portal with screen shots, giving direction of where to go
Welcome package was voted unanimously to approve the changes and additions.

New Business (Continued)

c. **Rules and Regulations**: Have been updated, taken out all the development rules. Email blast to be sent out of changes.

Owners must have keys to cardinal or codes door entry pads..

Cars left outside must have a key inside property or with homewatch person.

Rules and Regulations, voted unanimously to accept new format and changes

d. **Landscape Guidelines**: This is going to wait until all board members are back in the fall. ARB for landscape designs, with approved plants.

Landscape ARB was unanimous consent to review in the fall, when all BOD members were back.

e. **Insurance Requirements**: Unit owners must have casualty insurance

f. **ARB requests**: All the forms are on the Home Owners Portal. These need to be completed in full and approved by the board. They go to Cardinal first and then to the board for the final approval.

g. **Code of ethics**: If home owners have a complaint it needs to go to Cardinal then to the board. Not through other home owners or complaints outside the community. If the board does not know there are problems, then they are unable to put a fix on it.

h. **Oil Stain Discussion**. Driveways need to be clear of oil stains, removed by the resident. Resident will receive a courtesy letter, followed by a violation letter. 2 violation letters they will receive a fining letter, reporting to the fining committee, and given the opportunity to say why the stains have not been removed. Fine can be up to \$1,000.

Any Other Business:

Armadillo problem is being taken care of by Wildlife preserve, not to exceed \$4K. They will be on site for the next four weeks. This was a unanimous vote.

Discussion on camera locations was decided that no security cameras would be allowed on the exterior walls, unanimous vote all in favor.

Adjourn: Meeting adjourned at 4.58pm

Next Meeting will be on July 12th at 4pm via Zoom

Posted on behalf of the Condo One Board of Directors

Linda Dekker, President