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**Reflection Lakes Condominium 1 Association, Inc.**

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

**Monday December 9, 2024 4:00 PM.**

**Club House Conference call 716-427-1108; Code 824482**

**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 that notices were posted.

**Approval of Minutes from November 11, 2024:** motion from Rick Freeman to approve and seconded by Jeremy Jones, passing unanimously.

**Reports of Committees:**

ARB Committee: the following request have been approved; Units #1203, 1404, 303, 201, 1102 install accordion shutters, Units 401, 1002, 704, 902, 1404 new A/C install, Unit 503 install new water heater, Units 1304, 1402 install impact windows, Unit 801 install river rock around new lanai, Unit 601 flooring replaced, Unit 504 sliding door replaced, Unit 1704 ceiling repaired. The ARB requested a line item be added to our budget for there fees, but that was tabled for now.

**Managers' Report:**

The Association is in a beautiful state of affairs. Ben as President is doing a great job. Linda Dekker as ARB Chair, has the ARB process working well. Ben has been watching our expenses closely. He has vetted the Wayne invoices extensively and in doing so, has saved our community a large sum of money.

Thanks to all the volunteers that serve on our committees.

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**Business:**

The repair of the mailboxes in front of building 14150 is complete.

Please refer to Declarations Articles 11.1 and 19.4 when making any addition, alteration, or improvements to your unit. All changes require ARB and Board approval. UNIT OWNERS ONLY are allowed to have pets and must follow the guidelines of Declarations Article 19.3 and Section 17 of the Rules and Regulations.

**Treasurers Report:**

Jeremy Jones reported that for the Condo's, Proof of Property and Flood Insurance forms, required by some lenders, are available on our website link to EOI Direct. There was also a discussion on why some residents still get coupon payment books when they do not need them and why are we paying for them. Doug referred us to Byron at Guardian for those answers.

**New Business:**

The cleaning of the building roofs will begin this week. It will take approximately two weeks to complete. Please remove all items around your unit and lanai that you do not want to get water or roof cleaner on.

Solar lights must meet the Rules and Regulations for installation that are provided on the website. Lights must be placed on the building side of the sidewalk in the mulch or stone areas.

Our landscape contract with EarthWiz has been terminated at the end of December 2024. The Master Assoc. required us to match the same coverage as they are getting. We have a new 3 year contract with Brightview Landscape that includes some fertilization and weed control for the same price that we were paying EarthWiz.

The Board is discussing the procedures for fining owners who do not comply with our documents. Failure to provide proof of liability insurance, proof of pet licensing and updated shot records and completing the Occupant Form

will result in fines for unit owners who fail to comply. Violations for failure to maintain and clean items of unit owners' responsibility will also carry possible fines.

The fining procedure, that the Board intends to use, is explained in Section 20.3 in the Declarations. Fines will include monetary amounts determined by the board and possible removal of some services and privileges. Doug will establish a report to the Board and inform them of the unit owners who are delinquent.

Bev Holmes asked if we could do some projects to help beautify our community. The Board agreed that we know there are some items on our list to do and will try to get them looked at under the next year's budget.

Motion to adjourn by Ben Dekker, second by Rick Freeman. Adjourned at 5:15 PM