

Annual Budget Adoption Meeting

Reflection Lakes Condominium 1 Association, Inc.

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

Monday, November 11, 2024 6:00 PM.

Club House Conference call 716-427-1108; Code 824482 (Not available due to screw up at Guardian)

Call to Order: President Ben Dekker called Meeting of Board to order at 6:01 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. 19 community members. Doug Bradfield took notes.

Proof of Due Notice of Meeting: Rick Freeman confirmed that notices were posted, and email and mailing.

Approval of Prior Minutes: August 12, 2024 Minutes were summarized by Ben Dekker with a motion from Rick Freeman approve and seconded by Jeremy Jones passing unanimously.

A) REQUIRED Forms status; 55% of owners have submitted **Occupation Information** form; **thirty-six** owners have submitted **Pet registration**; 27% of owners have submitted **Insurance verification** for their unit. **Personal property liability insurance documents** are a required submission. Please send to Doug at Guardian:

dougb@guardianpropertymanagement.net

B) Roof Leaks Status- SawGrass has repaired ten roof leaks this summer @ \$40,305. or approximately \$4k/ fix. . A few leak locations remain for estimate of \$12,104. \$3,100 tiles were purchased for back up reserve.

C) Carr, Riggs and Ingram LLC Review of Financial records has been completed and downloaded to Guardian Property Management. Costs \$ 7 K.

Reflection Lake's Condo / Association Financial health is good.

D) Supreme Power wash has been replaced with Green Earth Power Washing at \$6,500.00 for Pavers job. **Motion** to approve by Freeman and seconded by Mr. Jones. The mailboxes that Green Earth damaged with their truck are being replaced at their expense. **Motion** to accept Roof estimate of \$19,500 by Green Earth to clean and power wash the roofs of our 19 buildings was offered by Jeremy Jones and seconded by Rick Freeman; Motion passed unanimously.

E) **Motion** made to approve \$9,888.00 proposal by Wayne Automatic for a required 5 year inspection made by Rick Freeman and seconded by Mr Jones. Passed unanimously.

Proposal of Annual Inspections by Wayne for 2025 will cost \$6,745. **Motion** to approve by Mr Freeman and Seconded by Mr Jones. Motion carried.

Motion to approve Wayne Monitoring of our 10 association Fire Alarm Panels by Wayne Automatic at a cost of \$6,360. was offered by Mr. Jones and seconded by Mr. Freeman. Approved unanimously.

F) Budget Workshop occurred October 11th at 9 AM, with Patricia Lynn at Guardain Property Management leading the questions was President, Mr Dekker for the Association.

G) " Certificate of Approval" to allow Unit Owner @ 14110 Winchester Court #1301 for installation solar lights along walk way was approved by the Board.

H) The Board will allow three additional weeks for proof of Insurance to be submitted by owners to Doug@guardianpropertymanagement.net by **December 1 st, 2024**, after which fines may be leived.

I) Fire extinguishers invoices paid, at a cost of \$219.74.

J) 'Association annual property insurance' propoal from Frontline is \$87,900.00 and has been approved by Board.

K) The monthly pest control invoice by Ehrlich for \$268 was submitted and paid.

" After reviewing and counting the ballots for the 2025 RLN Condo 1 Association Budget submitted by Unit Owners the results were as follows":

Partial Funding of the 2025 Budget : 51 votes affirmative in favor

Fully Funded of the 2025 Budget : 3 votes affirmative in favor

One ballot denied due to irregulaity of signature location on ballot

Motion from Rick Freeman to approve the proposed Partial Funding of the 2025 RLN Condo 1 Association Budget was offered; seconded by Jeremy Jones and Motion carried unanimously. This resulted in the monthly dues for the 2025 fiscal year will be \$699.00 per month for all unit owners of Reflection Lakes condo I Association.

Motion to Adjourn @ 6:59 PM was made by Mr. Freeman and seconded by Mr. Jones. Approved unanimously by the Board.

Respectfully,

Doug Bradfield,CAM for the Board.