

Reflection Lakes Condo 1 Condominium Association, Inc.

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

BOD Meeting Monday July 11, 2022 4:00 P.M. Via Zoom

BOARD OF DIRECTORS MEETING MINUTES-~~Unapproved 07-11-2022~~

App'd 8/8/22

CALL TO ORDER: President Linda Maxwell called the meeting to order at 4:00 P.M. via zoom.

Present via roll-call were: President Linda Maxwell, Vice President/Treasurer Dick Napolillo, Secretary Maureen Silliman and CAM Mike Kumicich.

Certification of a Quorum

Michael Kumicich CAM confirmed a quorum of the board and the meeting continued.

Proof of Due Notice of Meeting

President Linda Maxwell confirmed that notice of the meeting was properly posted and emailed to all owners.

Minutes of Previous Meeting

Linda Maxwell motioned to approve the previous minutes of the June 13, 2022 BOD Meeting as presented, Dick Napolillo seconded, all in favor, motion carried unanimously.

Committee Reports

ARC- Maureen reported that the Arc Form for Lanai Extension was approved for unit owner 602.

Treasurer- Dick reported that we are in good shape although we have spent some association money on Painting, Fire Control System Issues and J & K.

We still have some issues with CMR Roofing and we are working these. We are also working on the standing water issues on the side of 1901.

Manager Report- Mike Kumicich the new property manager gave an update to the association. He has been on our property 2 times since taking over as the Manager. Please always email me with any questions or concerns, we want everything documented.

Old Business

Water Situation Building 19- Property Manager will get plumber to find where standing water is coming from.

Armadillos- We have the current armadillo issues resolved and this was covered by the master association, but we will surely have more animal issues due to our location.

New Business

Occupancy Issues- There was a lot of emotionally heated conversation from multiple owners with regards to Occupancy in our association. We are waiting on an opinion from our Attorney and will provide the attorney's opinion to the entire association when we receive it. It should be noted that there are no other attorney opinions in writing on this for the Board to review.

Linda Maxwell motioned to allow the owners daughter of 1202 to stay in the unit until we receive the attorney's opinion on occupancy, Maureen Silliman seconded, all in favor, motion carried unanimously.

Open Forum- There was discussion about bushes being removed and the holes not being filled in. Linda Maxwell is taking care of this issue.

Adjournment

With no further business for the board to discuss, Dick Napolillo made a motion to adjourn the meeting, seconded by Maureen Silliman, motion carried at 4:53 P.M.

Respectfully Submitted by Michael Kunicich, LCAM

Guardian Property Management