

Reflection Lakes Condo 1 Condominium Association, Inc.

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

BOD Meeting Monday August 8, 2022 4:00 P.M. Via Zoom

BOARD OF DIRECTORS MEETING MINUTES-Unapproved 08-08-2022

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 Kubicich. Mike arrived at 4:24 due to zoom issue.

Certification of a Quorum: Linda Maxwell 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: Dick Napolillo motioned to approve the previous minutes of the July 11, 2022 BOD Meeting as presented, Maureen Silliman seconded, all in favor, motion carried unanimously.

Committee Reports

ARC- There was 1 ARB for 14095-602 and it was approved.

Web-Site- Ed Maxwell went over the Association website information. If you need anything, please email our property manager mike at mikek@guardianpropertymanagement.net

Treasurer- Dick reported that we are in good shape although we are over budget on the Fire Control Systems. He also stated that with the increases in flood and compulsory insurance will be a strain on the 2023 budget.

Manager Report- I gave a limited report on drain issue, sewer viewing and working together as a team. Please remember we all need to follow Roberts Rule of Order during Board Meetings. Every owner wishing to speak on an agenda item will get 3 minutes.

Old Business

CRM: The Association had another roof repair and are finishing up the drywall repairs.

Wayne Fire Control Systems: The Association has had 3 different System alerts in the last 38 days. Property Manager Mike will be meeting with a representative on the 16th on site and go over the 11 different fire control panels and report back to the Association.

Occupancy: Linda Maxwell discussed residency and advised everyone that the Associations attorney advised in writing that the Board is following the Associations Governing Documents with regards to family members residing in their family's condominium while the owners are not on property.

Linda Maxwell Motioned to have a specific rule change to section 2 and have section 2.0 specifically for Renting & Leasing and create section 3.0 for Occupancy for Family Members. This Form will mandate that all family members staying in absence of the owner fill out a residency form, Maureen Silliman seconded, after association discussion, the motion was carried unanimously.

New Business

Hurricane Shutters: The Board will work on some Association language and implement rules & regulations with regards to Hurricane Shutters in the future.

Sewer Viewing: It appears that we have 4 lines coming from the condominiums and they go into 1 line that runs to the main. The problem is figuring out who's responsibility it is, as the owners are responsible for the individual lines running to the line going out, the line going out is the Associations Responsibility which that line then runs to the main which is the Master HOA responsibility. More information will be provided after inspection by a Licensed Plumber.

CRM & Insurance- Linda Maxwell has been working to get everything required from our Insurance Carrier to prove that all of the roofs were replaced after IRMA. The Board is having issues getting the Associations Insurance renewed due to the AOB (Assignment of Benefits) contract signed after IRMA and the Association not having proof. If you have additional questions, please contact the Property Manager.

Petty Cash: Linda Maxwell motioned to allocate \$500.00 for petty cash to be given to the Treasurer for Association business expenses, Maureen Silliman seconded, after Association discussion, the motion carried unanimously.

Additional Board Members: Linda Maxwell motioned to Petition all owners to change the Board from 3 members to 5 members, Dick Napolillo seconded, all in favor, motion carried unanimously.

Flood & General Insurance Review: Unfortunately, our insurance will be going up.

Master HOA-Common Cost Workshop: Since there has been many resignations in the treasurers position in the HOA, nothing more has been decided on the pending changes.

Open Forum- There was discussion about some plumbing issues, Occupancy and Hurricane Shutters.

Adjournment

With no further business for the board to discuss, Maureen Silliman made a motion to adjourn the meeting, seconded by Dick Napolillo, motion carried at 5:00 P.M.

Respectfully Submitted by Michael Kumicich, LCAM

Guardian Property Management