

**Reflection Lakes Condominium 1 Association, Inc.**  
**Board Meeting Minutes**  
**Monday, May 12, 2025**

The meeting was called to order by Rick Freeman, VP, at 4:00 pm. Rick confirmed that a quorum of the Association was present: Ben Dekker (via zoom), Rick Freeman, Jeremy Jones. Additionally, Rick Freeman confirmed notices were posted and emails sent.

Although still contracted as our property management company until 5/31/2025, there was no attendance by any representative of Guardian Property Management Company, nor was there any communication from them indicating they would not be present to take minutes, as they are contractually required to do so.

Jeremy Jones motioned to approve the April meeting minutes and seconded by Ben Dekker. This was passed unanimously.

There were no reports of committees and no manager's report.

Updates on Old Business:

- Quotes for replacing corroded nipples on domestic water lines were received by Aztec and Indigo plumbing. The Board reviewed the quotes and Ben Dekker made a motion to accept the bid from Indigo and Jeremy Jones seconded the motion. This was passed unanimously.
- The decision to consider fining applications that are submitted late or incomplete to the ARB was tabled until the new property management company is onboarded, in hopes they may have other options or solutions to assist this process.
- The shrubs that were damaged or dying because of the power washing process has been completed, at no cost to the association. During the replacement process however, it was decided that extra shrubs at various units and some palms that needed replacement were included in the process and the association paid for these extra plantings, at a cost of less than \$1,000.

New Business:

- As previously announced, Allied Property Group will assume management of the association effective June 1, 2025. All residents should have been contacted via email and USPS with information from Allied explaining the transition process that will occur over the next few weeks. Additional communication from Allied regarding any actions that individual unit owners must take regarding their monthly association fees will be sent during the weeks of May 19 and 26. Notice of the change in the property management company has also been added to our official website and a special page on the transition has been added for residents to reference questions. The new property manager is Yadira Hodgson, CAM. She can be reached at:  
[yhodgson@alliedpropertygroup.net](mailto:yhodgson@alliedpropertygroup.net).

- Two alternate members to the Hearing Committee need to be appointed for various reasons. Joan Shamel and Tim McWilliams were recommended. Jeremy Jones made a motion to appoint the two recommended members and Ben Dekker seconded. This was passed unanimously.
- A Hearing Committee needs to be scheduled for later this month due to a unit owner not responding to violation notices. The committee will review and schedule.
- Rick Freeman gave an update on some landscaping items from the Master Association:
  - If a unit has received new plants, because of the draught situation and limited irrigation, unit owners are being asked to water the plants directly
  - The Master has requested that owners not speak to the landscapers directly while they are working in the lawn areas to ask them to do additional duties; all requests for additional lawn work must go through the Master Association.

#### Unit Owner Comments:

- Questions regarding the palm tree trimming was raised and Rick Freeman and Ben Dekker will speak to Marcus from Brightview to ensure all palms on the condo property will be trimmed as needed.
- Additional comments regarding the need for fertilizer to stimulate the grass growth was discussed and many noted that due to the lack of irrigation because of the drought that lawns are dry and brown; however, with rainy season approaching, it is hopeful the grass and areas will become lush again.

Jeremy Jones made a motion to adjourn the meeting at 4:50 pm and it was seconded by Rick Freeman. This was passed unanimously.