

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

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

**BOD Meeting Monday September 12, 2022 4:00 P.M. Via Zoom**

**BOARD OF DIRECTORS MEETING MINUTES-Unapproved 09-12-2022**

**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 Rick Freeman and CAM Mike Kubicich.

**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:** Linda Maxwell motioned to approve the previous minutes of the August 8, 2022 BOD Meeting as presented, Dick Napolillo seconded, all in favor, motion carried unanimously.

Dick Napolillo motioned to approve the previous minutes of the August 23, 2022 BOD Meeting as presented, Rick Freeman seconded, all in favor, motion carried unanimously.

**ARC-** No new ARC request.

**Treasurer-** Dick reported that we are in good shape although we are over budget on the Fire Control Systems. We will also need additional funds to repair Plumbing issues caused by root issues and driveway issues also caused from root issues.

**Manager Report-** I gave a detailed report on the sewer viewing and that we will need to make repairs and that these issues are due to the age of root issues. We are still waiting on another inspection from Wayne fire control and are working on finding out what the issue is with 14095. I am getting quotes from multiple companies as we have Landscaping issues and our current provider is not performing to our expectations.

**Old Business**

**CMR:** Linda Maxwell is working on another leak with our roofing company.

**Wayne Fire Control Systems:** Waiting on Wayne to finish their inspection.

**Sewer Repairs:** We had Indigo Plumbing out to view the sewer lines and found roots and cracked T PVC connections at both locations by the clean outs. We will be having these repaired as soon as possible.

*Approved  
10/12  
Jmm*

### **New Business**

**Board Members:** The Board will work on some Association language and ask for owners to vote on increasing our Board of Directors to 5 owners. We have many issues and need more than 3 Board members, please volunteer and help Reflection Lakes remain a superior community.

**Infrastructure/Plumbing Concerns:** It appears that we may continue to have issues with plumbing lines. Owners will NOT be responsible for these repairs unless it is due to owner negligence.

**Fall Clean-up/Lanais:** The Board will be sending a letter to all owners, but please have your lanai cages cleaned if you are getting green algae/pollen on your screens or lanai frame.

**Open Forum-** There was discussion from multiple owners about being unhappy with our current landscaping provider. Property Manager will be overseeing this situation.

### **Adjournment**

With no further business for the board to discuss, Dick Napolillo made a motion to adjourn the meeting, seconded by Rick Freeman, motion carried at 4:33 P.M.

Respectfully Submitted by Michael Kumicich, LCAM

Guardian Property Management