

**Reflection Lakes at Naples
Condo 1 Association
Board of Directors Meeting
April 12, 2021
Minutes**

CALL TO ORDER: The meeting was called to order by Linda Dekker at 4.05pm

VERIFICATION OF QUORUM: Present Sandra Abbondandolo, Linda Dekker and Linda Maxwell

PROOF OF NOTICE MEETING: Notice of the meeting was by an email blast to all residents and posted in the clubhouse.

APPROVAL OF PRIOR MEETING: Motion to approve the minutes of March 8th 2021 was made by Linda Maxwell and 2nd by Sandy Abbondandolo. All in favor, minutes approved

MANAGEMENT REPORT: Kris Violations up to date, 4 today.
Send notification to CMR re spouts of three buildings

TREASURER REPORT: Linda Maxwell. February numbers look good. March numbers not available. Need to look at reserves to set something up for maintenance ie Alarm system, cost for replacement box is \$5K each.
Capital Improvements
Painting numbers are all there

BUILDINGS AND GROUNDS REPORT: No report, but several issues have been addressed.

ARB REQUEST: These will be updated every month. That way we can approve all in one meeting.

NO OLD BUSINESS

NEW BUSINESS:

Tree Removal/Replacement and annual flower plantings. Approved by Linda Maxwell and 2nd By Sandy Abbondandolo. Based on Maximum of \$8K quote by J&K Landscapes.

1. An email blast was sent out for a Documents Committee to work on reviewing and removing documents referring to the Developer. Bev Holmes, Ed Maxwell and Ben Dekker will head this committee. Approved by Linda Maxwell and 2nd by Sandy Abbondandolo

2. ARB Committee will be Angelo Ubertacio and Diane Jamtagaard. Approved by Sandy Abbondandolo and 2nd by Linda Maxwell.

All ARB requests will be sent to Cardinal first then forwarded to the ARB Committee who will check through all the documents, diagrams, check and review the company, under going the work, their licenses and insurance. Any documents missing will be sent back to the home owner. Once approved by the ARB Committee, the request will then be sent to the board for a final review and approval.

3. We will also have a Finning Committee: Sharon Ubertacio, Darold Jamtagaard and John McCarthy will head this committee. Approved by Linda Maxwell and 2nd by Sandy Abbondandolo

Wayne will replace corroded pipes on the sprinkler system, the amount not to exceed \$3,500. The pipes will need some kind of treatment on them to slow the corrosion process down further, and Wayne does not do this. We will wait until the replacement of all the corroded pipes is complete and then find a company to come in treat all the pipes.

On the website there is a list of forms
ARB Forms,
Application Forms for Lanai Extension,
Pet Application
Rent and Lease Forms

We need to get everyone on the homeowners portal, update email addresses and phone numbers.

ADJOURNMENT: Linda Dekker made a motion adjourn at 4.35pm
2nd by Linda Maxwell. Motion carried. Meeting adjourned

Next meeting will be by Zoom May 10, 2021.

Submitted by Sandra Abbondandolo