

Reflection Lakes Condominium 1 Association, Inc.

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

Monday August 14, 2023 4:00 PM.

Via ZOOM

Call to Order: President Ben Dekker called Meeting of Board to order at 4:20 PM

Certification of a Quorum: Ben Dekker confirmed that a quorum of the Association Membership was present (Via Zoom) Rick Freeman, Dick Napolillo, Ben Dekker, and Frank Fantasia, Glenn Van Leet, Linda Dekker, and Denise Keane. (edit; I didn't get Christine's last name) Doug from Guardian took notes.

Proof of Due Notice of Meeting: Rick Freeman confirmed that notices were posted.

Approval of Minutes: Richard Freeman motioned to approve minutes from the May 8, 2023, read by Ben Dekker. Dick Napolillo seconded the motion, so these minutes are approved unanimously.

Treasury Report: Indications are that our financial health is satisfactory, with a surplus of \$24,000.00. The October Workshop is schedule for the second week in October, 2023.

Old Business:

Palms have been fertilized.

Angelo has permission to receive proposals to address **drainage** problems @ Buildings 1# & #2.

Florida Glass will not be considered by the ARC committee at this time.

Mulch area guidelines being reviewed.

Please close Garage Doors to prevent 'surprise critters' in your space.

New Business:

B & G Walk Around

Researching ARB opportunities.

Budget Workshop scheduled October 9, 2023 @ noon.

Rick and two appointed committee members will review insurance issues with Gulf Shore. Brown and Brown insurance, as a secondary insurance source, will be talking with us in August.

Landscaping has been 'caught-up' resulting in a '**nice look**' for the neighborhood. Building #8 needs shrubs.

Researching use of 'Coupon Books' and consequent charge-back to those owners which choose to rely on this service.

*It is owner's responsibility to notify Doug at Guardian or a Board Member **immediately** of '**a water leak**' so that we can engage necessary resources.* This summer we have addressed water leaks at #1704, #1703 and # 703.

Comments:

Continued discussion regarding insurance rates and their parity in the marketplace; of how current and next year projections impact the Reflection Lakes Community.

Adjournment:

Motion by Dick Napolillo and seconded by Rick Freeman to adjourn at 5:08 PM.
Approved.