

**Reflection Lakes of Naples Condo One Association**  
**Minutes of the November 15<sup>th</sup> 2021 Meeting.**

Call to order: Meeting was called to order by Linda Dekker at 4.02pm

Establish a Quorum: Linda Dekker, Linda Maxwell + Members

Proof of Notice: Notice of the meeting was sent via email blast to all residents and posted in the clubhouse.

Approval of Minutes

Motion to approve minutes by Linda Maxwell 2<sup>nd</sup> by Linda Dekker

Management Reports: No Management reports from P.M.

Treasurers Report: Linda Maxwell will be combined with the Budget Adoption.

Buildings and Grounds Report: Walk through on November 20<sup>th</sup>  
Focus on the lanai cleaning. All lanais need to be cleaned inside and out, screens, frames and pads

Sidewalks will be pressure washed by the Master Association, they are owned and maintained by them.

Violations will go out November 29<sup>th</sup>

ARB Update: Maureen Silliman.

3 ARB Approvals 4 units 703 604 1402 approved with board approval and have gone over to cardinal

Certificate move approval 4701

motion to approve by Linda Maxwell and 2nd by Linda Dekker

ARB's for the year with board approval 4 units 1204 304 1502 902 1804 703 1902 1802 1402 and 501.

motion to accept by Linda Maxwell and 2nd by Linda Dekker

old business: Sandra Abbondandolo

water handles for the valves these are scheduled to arrive the middle of December they have had to be specially made so we are in the hands of the manufacturer. I have spoken to Bears Plumbing that is the company that will be doing the installation.

Linda Dekker:

Trash Cans, We tried allowing the garbage to be put out the night before and it was a disaster with the bears. So we have gone back to putting the trash out the morning of pickup. if you wish to put the trash out the night before you can purchase bins from Collier County that are bear proof. cost is approximately \$250 each.

New Business:

Pressure washing will be done in January or February by the company that is going to be painting the buildings. The price for the pressure washing has been included with the painting. We are asking residents if they could spot clean driveways and paths until then. We did go out for bids to just have the pressure washing done and the prices were out of this world ranging from \$8,000 to \$12,000. the painting company included in their bid was \$4000

a painting list will go out to all residents so you will know what needs to be removed lanai doors will need to be left open furniture moved. You will be given plenty of notice as to when your building will be cleaned and painted. The painters will be painting the inside of the lanai, not the floors this is your responsibility when you are cleaning your lanai This operation will probably take a week

Web Site. Log onto reflectionlakescondo1. You will find ARB requests pet forms etc. the website was built by Ed Maxwell and he has done a great job.

Emotional Support Animals,

Cardinal will provide the condo association with guidelines on emotional support animals. Support animals need to be properly documented. Litigation as July 2021

Estopels – Budget was very tight this year: Linda Maxwell.

Expenses were negotiated in every area. Office expenses were \$4K by Cardinal, dropped to \$3K and then we changed it to \$2K.

\$50 set up fee. Paid by the buyer, checks were returned, for what ever reason, these fees were \$75. New Regulations from July 1 2021 would increase these fees to \$150.

Motion to adopt the 2022 budget was made by Linda Maxwell, 2<sup>nd</sup> by Linda Dekker, the new dues will be \$580.37 as of January 1, 2022

Flood insurance – 5 policies paid before the end of the year \$8K each amounting to \$40K. Basically insurance \$58K for 2021. Insurance for 2022 was \$51K plus \$70K for flood insurance.

Reserves;\$40,000 of our fees goes into the reserves. A separate portion of the budget for every condo must be set aside for capital expenses and deferred maintenance. The act further requires a

reserve account for any item for which deferred maintenance expenses or replacement costs is greater than \$10,000. Reserves for 2022 will be \$25,000 dollars for roof replacement earned \$15,000 for building painting

Any Other Business: None

Meeting adjourned at 5pm by Linda Dekker, and approved by Linda Maxwell. All in favor.

Minutes submitted by  
Sandra Abbondandolo

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