

REFLECTION LAKES CONDO 1  
MINUTES OF THE BOARD OF DIRECTORS

Date of Meeting: February 9, 2021

Time of Meeting: 4:00 P.M.

Place of Meeting: via Zoom

The order of business for the February 9 meeting of the Condominium Board of Directors was called to order at 4:05pm.

I. PROOF OF NOTICE

Posted in the Clubhouse and email sent to all residents

II. Establish a quorum and Call to Order

Present: Linda Dekker and Linda Maxwell. Denis Candlen sold his unit and I believe he closed yesterday or today.

III. Approve Minutes

Linda Maxwell made a motion to approve the minutes of the January 11, 2021 meeting and seconded by Linda Dekker. Motion passes, minutes were approved.

IV. Manager Report - Kris

The 2nd Notice of the Annual Meeting has been mailed out. Residents can send their votes to Cardinal via US mail, fax or scan.

V. Treasurer Report - Linda M.

VI. Buildings & Grounds Committee Report

VII. Old Business-

- a. Shrub Replacement completed
- b. Street lines were painted by the master. I was informed that they will be repainted.
- c. Mulch has been placed
- d. Fire sprinkler inspections were held on January 13. There were some units who had infractions (paint over the sprinkler heads, etc.) Cardinal mailed invoices to residents for repair but residents may contract with anyone they wish to have them repaired. They were given 30 days to schedule and make repairs.

There were two fire sprinkler repairs that are the association's responsibility. Linda Maxwell made a motion to do the repairs Wayne submitted to us for an amount not to exceed \$1100. Seconded by Linda Dekker, Motion passed.

- e. Pet registrations - Notice went to pet owners and registration, vaccine updates were due January 29. 3 did not respond and two puppies were too young for vaccinations. What is the status of 901, 1104, 1802. Logan will make a courtesy call to these residents asking for their pet's information.

#### VIII. New Business –

a. We are working on updating the Welcome Packet and our Rules and Regs on Grill usage. It will now read as follows:

##### 10. Hazardous Materials

No flammable, combustible or explosive fluids, chemicals or substances shall be kept in any residential unit or on the Common Elements or Association property, other than as is reasonable and customary in vehicles and/or in cleaning supplies. The only exception to this is the use and storage of grills. According to the Collier County Fire and Life Safety Division if an owner is not using their grill, the UNUSED propane cylinder can be stored in their garage and the cylinder MUST be disconnected from the grill. When the grill is being used, it MUST be 10 feet from any structure.

An introduction has also been added to the Welcome Packet.

b. We had JK Landscaping provide a proposal for Shrub relocation and sod behind units 1201-1204 and for 5 new grass plantings at 701. The proposal is for \$365.

Motion was made by Linda Maxwell, Seconded by Linda Dekker to approve this proposal and project. All in favor aye - Motion passes.

President Linda Dekker met with the President of the MA. They had a great discussion on working together for the betterment of the community. Linda D. hopes to be involved in meetings between the new president of the master and their PM.

ARB Request and follow up. It was asked that Cardinal provide us with a list of those who submitted arb requests. They do not have a list. All ARB requests are kept within the homeowners file.

#### IX. Other Business/Questions

Wayne - Linda Maxwell - discussion above

Scanning - Linda Maxwell asked how docs are scanned at Cardinal. The scanning system they use does not allow you to do a "word search".

Lanai update - not discussed

Motion made by Linda Maxwell to adjourn, seconded by Linda Dekker. Meeting adjourned at 4:59.