

Reflection Lakes at Naples

Condo 1 Association

Board of Directors Meeting . Monday July 12th 2021 @ 4pm Via Zoom

Call to Order: Meeting was Called to order by Linda Dekker at 4.01pm

Verification of Quorum: Present Sandra Abbondandolo, Linda Dekker, Linda Maxwell + members

Proof of Notice Meeting: Notice of the meeting was by an email blast to all residents and posted in the club house.

Approval of Prior Meeting:

Motion to approve minutes Linda Maxwell, 2nd Sandra Abbondandolo. All in favor, minutes approved.

Management Report: by Kris Caldwell.

Pets Vaccination requests sent out.

15 Roof Leaks - Logan to send to the board an update

1 Violation

Treasurers Report:

Expiring CD to remain in place for another 12 months. Motion to approve by Linda Dekker, 2nd by Sandra Abbondandolo

Linda Maxwell requires cross check for the \$9580 security deposits.

Buildings and Grounds

Tree on right hand side of entrance is going to be replaced by J&K.

Wildlife Reserve have been trapping Armadillo for the past 2 weeks and have caught and released 5 todate. They started on the 3rd week today and this will continue for another 2 weeks, when the situation will be looked at again. At the end of the trapping the holes are filled with cement and mulch on the top. If needed will extend for another 2 weeks. Motion to approve ny Linda Maxwell, 2nd my Linda Dekker. Cost not to exceed \$2K each two weeks

Bears Plumbing have been approved to replace the valve handles on all units for the sum of \$2693, this includes tax, materials and labor. Tuesday July 13th one of the techs will come on site take away on valve handle, to mke sure the correct handles are ordered. They hope to have the work complete Thursday July 17th. Providing handles come in, in time. Motion to approve by Sandra Abbondandolo, 2nd by Linda Maxwell.

ARB Requests:

No new requests. Lanai extensions going ahead for, Apt #1902
Curtain, Apt # 401 needs to resubmit package, along with deposit of \$350.

Old Business:

CMR roofing on going. Another email blast going out, asking homeowners about the leaks, if this is a new one this year, or the same from last year. This information need to go to Cardinal, in order for Logan to put together a progress report, and for information going forward to the attorney before any legal action is taken.

Email blast to go out, no one is allowed on the roof, for any reason. Owner or Resident.

Leasing of 604. Both names must be on the lease. Cardinal needs a security check for \$1800.
Son and nephew living in Unit 1303, they will be vacating the property end of August. Up until then they are classed as renters. This has been approved unanimously by the board for this agreement. Owner has until July 16th to have the drawn up agreement.

Adjourn Meeting: Motion to adjourn by Linda Dekker, 2nd by Linda Maxwell, All in favor.

Next Meeting:

Posted on behalf of the Condo 1 Board of Directors

Sandra Abbondandolo, Secretary