

REFLECTION LAKES OF NAPLES CONDO ONE ASSOCIATION
MINUTES OF THE MAY 10th 2021

CALL TO ORDER - The Meeting was called to order by Linda Dekker at 4:02pm

ESTABLISH A QUORUM – Kris, Linda Dekker, Linda Maxwell and Sandra Abbondandolo + 10 Members

PROOF OF NOTICE - Notice of the Meeting was sent via an email blast to all residents and posted in the clubhouse.

APPROVAL OF MINUTES -

Motion to approve minutes by Linda Maxwell, 2nd by Sandra Abbondandolo

MANAGEMENT REPORTS- Kris Cauldwell

Next site walkaround will be on Friday May 28th, Kris and Sandy. Kris reported 14 violation letters sent out, 2 reminders.

Bids have been sent out to 4 companies to replace the water handles and valves. As soon as we get the quotes in, the board will decide which company will carry out the work.

TREASURERS REPORT – Linda Maxwell

March numbers are OK. There are 2 old accounts that are past due. Need to check if Notices has gone out to the homeowners. LM will do this.

BUILDINGS AND GROUNDS REPORT:

All the oak trees have been removed and grinded . ~~Sod has been replaced~~. Hong Kong trees are being planted between units 901-1004 and at the entrance between 1401-1504. A Jatropha tree has been placed on each side of the street at the entrance of Winchester Court. Sod will be replaced as soon as the rainy season begins.

ARB UpdateNo new ARB requests. Shutters being permanently by installed require an ARB, with all the necessary details, company name, insurance and licence number. Metal shutters can be put up 1 day before the hurricane and if home owner is in residence taken down 3 days after the hurricane. Metal shutters that are put up when the homeowner leaves for the summer have to be painted either white or the color of the trim.

NEW BUSINESS

Waiting to hear back from companies to replace the valves and handles.

Critter removal. Traps were put down a week ago. They were taken up on Friday and went down again on Monday. Need more traps put down. Homeowners are advised not to put down mothballs.

Complaints through Cardinal Portal An email blast will be sent out on how to Register complaints. These complaints have to go in through the home owner.

Plant replacements. We have put the plant replacement on hold at the moment. We are primarily looking at the shrubs under the bedroom window, which was the original plantings done by the builder. Many home owners have plantings alongside the lanai, which have to be maintained by the homeowner. The request to plant requires and ARB approval, as to the type of plants and the height of these plants. If there are plants there and they are dead, then the removal of them will be done by the association, and if replanted then the homeowner is responsible for the upkeep.

Wayne installations Replacement pipes will be done on May 13th and 15th

Summer site visits. Next visit will be done May 28th by Kris and Sandy

Any Other Business: CMR has been called again to install downspouts. Still no response, they will be called again. They need to come out here, warranty should be honored. There are three buildings that need downspouts. CMR have been given until May 20th to respond.

ADJOURNMENT - Motion was made at 5.10pm by Linda Maxwell to adjourn, seconded by Linda Dekker. All in favor aye, Motion passes, Meeting adjourned.

Submitted by
Sandra Abbondandolo