

Reflection Lakes Condominium 1 Association, Inc.

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

Monday February 12, 2024 4:00 PM.

Club House Conference call 716-427-1108; Code 824482

Call to Order: President Ben Dekker called Meeting of Board to order at 4:01 PM

Certification of a Quorum: Ben Dekker confirmed that a quorum of the Association Membership was present Ben Dekker, Rick Freeman, Dick Napolillo, as board members. Doug Bradfield was the assigned CAM taking notes.

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

Approval of Minutes: Minutes were summarized by Ben Dekker with a motion from Dick Napolillo approve and seconded by Rick Freeman, passing unanimously.

Committee reports:

Treasurer Report- CD Investments totaling \$250,000 may yield around 4.5% interest for the RLN Condo 1 Association. Between \$10,0000. -\$11,000.

Buildings and Grounds- Angelo will recommend to the Board consideration of additional or modified rules.

Construction report- indicated that an ARB fee of \$25 per application (few exceptions) was approved and a \$350. fee per lanai application was approved during our January 11, 2024 meeting.

Managers Report: Doug expressed appreciation to the community and Ben Dekker for his hard work.

Unit owner #302 read a one page unsolicited letter regarding her 'imposed fines' establishing a time line of why they did not respond to various attempts by Guardian to contact them regarding a dirty lanai and pet registration violations.

Old Business:

- 1) Outstanding violations-A hearing committee on January 5, 2024, occurred and upheld all violations.
- 2) Town Hall meeting with Jon White from Gulf Shore was summarized as productive.
- 3) Interior fire sprinklers and backflow preventer repaired by Wayne Automatic cost the HOA (\$12,500.).
- 4) Discussion regarding Pet documents require 1-3 year certificates of health have been turned in by the majority of owners. We are struggling with just a few owners who are too busy. Support animals certification is changing to a stricter policy. Please review governing Docs regularly, at least twice per year.
- 5) Two templets notifying owners regarding fines have been created and approved by the Board.
- 6) A New contact form was introduced by Rick Freeman in the form of a motion and Dick seconded to pass as rule to fill out an **"Occupant Information Update Sheet"** required by all residents, and to be submitted to Guardian.

7) Rick updated us on surge protector installs for 10 fire alarm panels. Rick will coordinate surge panel devices to be purchased by us and supplied to Gregory Electrical Service (Marco Island) for installation, to protect our expensive and vulnerable Fire Protection monitoring panels. A motion to approve expenditures of up to \$6,000. toward parts and labor was approve at last Board Meeting.

8) A Motion by Rick Freeman to increase rental and sale application fees to \$150.00 from \$100.00 per application was introduced and seconded by Dick Napolillo, passing unanimously.

9) More discussion by Unit Owners regarding the \$25. ARB application fee. The ARB provided a listing of projects requiring the \$25. application fee which included items that needed a Collier County permit and inspection. Rick motioned to approve this listing, seconded by Dick, and the motion was approve. The \$25 ARB application fee had been voted on and approved during the January Board meeting by the Directors.

Patricia has been asked to refresh our CD portfolio and transfer additional available cash to CD's.

New Business:

Annual Meeting March 11, 2024 @ 6PM

Earth Wiz estimate to introduce multiple plants variations of up to 200 plantings to include harbor and coco plum species for an estimated expenditure of \$7,000.00

Motion to update the occupant profile sheet by Dick and seconded by Rick. Motion carried.

Motion to appoint Jerry Jones to assist web master. Rick motioned with Dick seconded; motion passed.

A service **contract for roof service repairs** came in at 36K per year from an auxiliary of ABC-USA. It was determined at this time that service contract is **Not financially practical**, we are looking at alternatives.

We are examining Flood Control criteria for review to non flood plain classification.

Master association occupant emergency profile sheet will be required from our owners.

We will facilitate with an E Blast soon. Also, we need a certificate of insurance from all owners and will send E Blast this week requiring their insurance binder requesting details soon.

The Board has appointed Joan Shamel, Bev Holmes and Sandy Abbondandolo to the RLN Condo 1 Association fining committee. This is the official notification for the record.

Power wash quotes have been solicited to four companies to power-wash driveways, pavers, walkways, roofs and gutters this Fall after the rainy season.

Owner Comments and Announcements:

Annual Meeting March 11, 2024 6 PM

Social- Karaoke night 6pm at Club House February 13, 2024

RLN Condo 1 Association ANNUAL MEETING is March 11, 2024 at 6:00 PM

Marco Island Prince Cruise for \$80. Any persons interested, see poster at Clubhouse.

Master needs to spray for ants and invasive species.

Solar Lights revisions were discussed.

Adjournment:

Motion- by Rick Freeman and seconded by Dick Napolillo to adjourn at 4:43 PM. Approved Unanimously.