

Reflection Lakes Condominium 1 Association, Inc.

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

Thursday, January 11, 2024 @ 4:00 PM.

Club House Conference call

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: approved as read with the addition of adding unit # 502 to Condo repairs report.

Committee reports- Angelo of Building and Grounds committee studied the solar light installation, replacement and locations for Owners desiring to illuminate their walkway pavers adjacent to their Condo. He would like to propose unit owners consider low voltage max of 200 luminous 6-8 feet apart conventional, non-solar, lamps facing down. Regarding lighting of palm trees, no action will be taken at this time. There are bulbs in the guardhouse for current lamps that have expired and replacement light fixtures available at owners expense for owners that have non-working fixtures by their garage side.

Linda Dekker: ARB would like to institute a \$25 application fee for all project applications which are required by the ARB; with an exception- a Lanai application will cost \$350. **Motion to approve general ARB application fee of \$25.00/ per and \$ 350.00 for Lanai was offered by Rick, seconded by Dick. Motion passed unanimously.**

We will be meeting with Insurance Broker John White at Club House for a 'Town Hall' information session on Wednesday February 7, 2024

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

Old Business:

Gulf Shore Insurance will attend an open House Insurance discussion Wednesday February 7, 2024 at 6:30 PM Bring your questions and relax. Phillip Balvanivich will host another forum later in February. We will E Blast these events.

Interior fire sprinklers repair will be preformed by Wayne Automatic Technician beginning Monday, February 5, 2024 at 9:00 AM. He shall also repair back flow preventers, fire protection safeguards for each building. Invoice for this repair is \$12,569.00

Eighteen (18) fire extinguishers were determine 'out of compliance' during the fire inspection performed this January by Advanced Fire & Safety. Extinguishers were recharged as part of service contract terms. This invoice cost was \$1,251.34.

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

Pet Document campaign is underway. Its a requirement to have your pet registered yearly and a copy sent to Guardian with current license, photo, immunization and weight by your vet. Ledge able not hard to read docs or photos; otherwise what good are they? Non compliance fines will be levied.

Motion to approve two different form templets to be used for correspondence to non-compliant Unit Owners.

1) Clarify and spell out the fining process -step by step. 2) by responding to the violation notice and expressing your reasons may reduce or eliminate fines(s). Non-compliance and not communicating will result in maximum penalties.

A hearing committee this January 5, 2024 occurred and upheld all violations.

New Business:

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 to monitor and inspect roofs. It was determined at this time that service contract is not financially practical and we will consider alternatives in the future.

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 requesting details soon.

Rick will coordinate surge devices for our expensive panels to be purchased by us and supplied to Gregory Electrical Service (Marco) for installation to protect our expensive and vulnerable Fire Protection monitoring panels.

Motion by Dick to approve project completion funds for (parts and labor) up to \$6,000; Ben seconded. Motion passed unanimously.

Motion Rick motioned to increase rental and sale application to \$150.00, from \$100.00 per application. Seconded by Dick and motioned passed unanimously.

Announcements:

Annual Meeting March 11, 2024 6 PM

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

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

Master needs to spray for ants and invasive species.

Solar Light Discussion

Adjournment:

Motion by Rick Freeman and seconded by Dick Napolillo to adjourn at 5:43 PM. Passed unanimously.