

**Reflection Lakes Condo 1 Condominium Association, Inc.**

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

**BOD Meeting Monday January 9, 2023 4:00 P.M. at Clubhouse & Via Zoom**

**BOARD OF DIRECTORS MEETING MINUTES-Unapproved 01-09-2023**

**CALL TO ORDER:** President Linda Maxwell called the meeting to order at 4:16 P.M. Present via roll-call were: President Linda Maxwell, Vice President/Treasurer Dick Napolillo by Zoom, Secretary Rick Freeman and CAM Mike Kumicich by zoom.

**Certification of a Quorum:** Michael Kumicich confirmed a quorum of the board and the meeting continued.

**Proof of Due Notice of Meeting:** President Linda Maxwell confirmed that notice of the meeting was properly posted in accordance with Florida State Statutes.

**Minutes of Previous Meeting:** Linda Maxwell motioned to approve the previous minutes of the December 12, 2022 BOD Meeting as presented, Rick Freeman seconded, all in favor, motion carried unanimously.

**ARB-** There no new ARB requests.

**Treasurers Report:** There was no Treasurers report as the Bookkeeper from Guardian has been in the hospital for weeks. She is returning soon and we will have the financials for the next meeting.

**Old Business**

**Advanced Fire Extinguishers:** They will be on property soon for our annual maintenance and will inspect and replace the broken fire extinguisher boxes ASAP.

**CMR Roofs:** Linda Maxwell has been dealing with CMR for months and has called them over 20 times trying to get the roof and window leaks repaired. Please remember we have no contract with CMR due to the previous board signing an AOB.

**Wayne Fire Control Systems:** Linda Maxwell finally received and signed a contract for repairs from Wayne and they will be here asap. We have been working on getting these repairs completed with Wayne for months but everyone is extremely busy due to Hurricane IAN.

**Association Appraisal:** We final received our 2022 appraisal and the buildings replacement value is \$1,135,000.

**Gutters/Water Intrusion:** We have some issues with our gutters and water intrusion. Property Manager Mike Kumicich will get vendors out to review our gutters on all buildings.

**Pressure Washing:** Linda Maxwell received multiple quotes. Elias Bros. \$9200, Marios Painting \$13,550, Concepts \$12,000, Bull Dog \$7195, for pressure washing driveways and sidewalks.

Linda Maxwell motioned to contract Bull Dog Regional, at \$7,195.00 for pressure washing, Rick Freeman seconded, all in favor, motion carried.

**Mulch:** Linda advised the association that the Master Association has decided not to put down mulch till fall of 2023. We do not agree and will try to get this issue resolved. The Master has been charging us for 1200 bags of mulch and our association only uses 800 bags of mulch as the other 400 bags are for the master association controlled property.

We would need to remove some old mulch before we add new mulch as the mulch mounds are getting quite high. More on this.

**Plumbing Repairs:** We have had 2 plumbing repairs, one for unit 404 which was over \$1000.00 and 1401 which cost over \$10,000. We will have more plumbing issues and need to set up a deferred maintenance account for infrastructure repairs and future plumbing repairs/replacements.

#### **New Business**

**Mail Boxes:** To replace 1 mail box door cost \$150.00 if we have all 4 mail boxes removed and redone the cost is only \$350.00. We will replace 1 box for now but this is something the association has to look into further as most boxes need renumbering which can be done through a rehab.

**New Landscaping Contract:** We are still working with the Master Association on this.

**Leaking Water Line:** We have had a leaking water pipe by Building 19 on the hill by the entrance fountain for over 12 months. The Master Association will finally get someone out to check on this leak.

#### **Adjournment**

With no further business for the board to discuss, Linda Maxwell made a motion to adjourn the meeting, seconded by Rick Freeman, motion carried at 5:21 P.M.

Respectfully Submitted by Michael Kumicich, LCAM

Guardian Property Management