

REFLECTION LAKES OF NAPLES 1 CONDOMINIUM ASSOCIATION, INC.  
MEETING OF THE BOARD OF DIRECTORS  
NOVEMBER 2, 2020 MINUTES

Meeting via Zoom was called to order at 4:00 p.m. by Kris Caldwell, CAM

Present: Angie Ruest, Linda Dekker, Maureen Silliman and Kris Caldwell, CAM

With all members of the C1A BOD present, a quorum was established.

**NEW BUSINESS:**

Proof of Notice was established by posting on October 21, 2020 and email blast to membership.

Motion was made by Maureen Silliman, seconded by Linda Dekker, to approve the minutes from the September 14 and October 14 meetings. With all in favor, the motion passed unanimously.

The Manager Report was an update on the Fire Safety replacement project, which is nearly completed.

The Treasurer reported that the Fire Safety equipment is nearing completion and that the insurance company paid \$53,000.00 for the new equipment and installation. The total amount for the new equipment was \$58,000.00. The balance of \$5,000.00 was the insurance deductible and paid by the Condo 1 Association.

There was no report available from the B&G Committee.

The proposed 2021 budget was discussed by the Board and the Finance Committee. It was noted that for the previous 4 to 5 years the Condo 1 Association Board has not increased the Condo 1 monthly fees, choosing to absorb the Master HOA increase. With the proposed increases in expenses for 2021, plus the unexpected expenses for 2020, we will need to raise the Condo 1 Association dues for 2021. The Master HOA was proposing an increase to the Condo 1 assessments of \$29.99 per month. After the Condo 1 Board worked with the Master HOA, they were able to reduce the Master HOA fees to \$18.01. It was noted that the Condo 1 fees and the Master HOA fees are now virtually the same, with \$252.38 going to the Master HOA and \$252.66 going to the Condo 1 Association. Motion was made by Maureen Silliman, seconded by Linda Dekker, to approve the proposed 2021 budget. With all in favor, this draft budget was approved unanimously.

Having no further business to come before the Board, motion to adjourn at 5:00 p.m. was made by Maureen Silliman, seconded by Linda Dekker.

Adjourned.

Respectfully submitted,

*Angie Ruest, President*

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***RLN C1A Board of Directors***