

Reflection Lakes of Naples Condo One Association
Minutes of the September 13th Meeting

Call to Order: The meeting was called to order by LD at 4pm

Establish a Quorum: Kris, Linda Dekker, Linda Maxwell + residents

Proof of Notice: Notice of the meeting was sent via an email blast and posted in the Clubhouse.

Approval Of Minutes: Motion to approve minutes by LM, 2nd by LD with the added date of June 21, 2021

Management Reports: Kris Cauldwell Kris stated on her last visit that the lights on the buildings have been removed and nothing is attached to the buildings.

Treasurers Report: Linda Maxwell We are a little over the 2021 budget. Working on the 2022 budget, Insurance Rates, changes will be discussed under New Business

Buildings and Grounds Report - None

Old Business:

1. Critter removal - 11 Armadilloes
2. Roof Leaks, Logan will send updated list of repairs. We received a video of the leak in 803 this has been forwarded to Thad, CMR
3. Water Valve Handles. These have been ordered by Bears Plumbing, they have to be manufactured, should be here December/January.
4. Pet Vaccinations -Not discussed.

Lease Renewals. Renewals must be forwarded to Cardinal 60 days prior to the lease expiring. Failure to do this will result in the homeowner being fined.

Security Cameras. Are being permitted under the guidelines in, the documents. They must be mounted inside the unit living room/kitchen. They can be mounted on a window area looking out to the driveway/walkway only. Cameras are not permitted, positioned in any way that would record a view of another unit.

Exterior Lighting: Solar pathway lighting is subject to ARB approval and is only permitted for units ending in 1 and 4. Solar lights are allowed from the front of the unit 1 and 4, a maximum of 4 solar lights are allowed. Lights must be black. Maintenance of the lights are the sole responsibility of the

Unit Owner.

Guidelines will be incorporated in the Condo 1 Rules and Regulations.

ARB Procedure: There is an ARB Drop Box in the Club House and is marked Condo 1 ARB only. Further discussion is needed in the procedure, we are going to adapt, for collecting the ARB's. All ARB must have all the supporting documents for approval,

Insurance Rates: Linda Maxwell is going to organize a meeting with Gulf Shore Insurance to explain the changes, this will be early October.

Budget Items: Kris will email figures to date for the 2022 Budget. We are waiting for the Master Association to present their figures for us.

Any Other Business: Beverly reported that the grass needs some attention, too many weeds. LD replied that J&K would be notified.

Meeting Adjourned, motioned by LD and approved by LM. All in Favor.

Minutes submitted by:

Sandra Abbondandolo