

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

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

**Monday April 8, 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 4:00 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 arrived late but proceeded to take 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.

**Old Business:**

- 1) Pet registration Two owners have not responded, and will receive fines. Form should include items required: Collier County License, Immunization, Picture and weight. Yearly registration update is required. Only owners may keep a pet. Cats and Dogs, four months or older, must be licensed.
- 2) Owner Occupant Information Sheet must be filled out and forwarded to Guardian. Its on the Web site.
- 3) Each owner has been asked to submit to Guardian an Insurance Binder.
- 4) Fire Alarm Surge protectors. Rick has the devices and is waiting for contract to schedule installation. They will be mounted outside of each building. They include warranty and deductible coverage to the panels if electricity damages.
- 5) all owners are encouraged to unplug devices upon leaving for the summer and hire a Home Watch person to check on their unit.
- 6) Power wash Contractor bids- Ben has secured a bid of \$6,935 from Supreme including water to power wash units first week in October. **Motion to accept bid was made by Dick and seconded by Rick. Approved unanimously by the Board.**
- 7) Unpaid Fines-Two owners have excessive fines and are not responding. We will escalate the fining and involve an attorney for direction and arbitration.

**New Business:**

- 1) Roof repair- we have a new contractor for roof repairs and will schedule as soon as available.
- 2) Carl, Riggs & Ingram has been hired to conduct CPA services on Reflection Lakes Condo 1 Association and will be a few months to determine. (\$5,400.)

3)Walk around check; we have Doug call to inform those residents who may have overlooked or neglected an issue(s) regarding their condo. Friendly reminders and (NOV) Notice of a fine follow in succession, with a scheduled hearing, after which, if there is no cooperation, attorney services will be utilized.

**Comments:**

1-Does anyone have lights flickering their Condo?

2-I have black gooey substance coming from by faucet.

3-Dick and his wife have sold their Condo (accepted an offer) and will be leaving due to health.

4-Does our Landscaper spray for weeds? (yes: mulch beds and pavers; not lawns). Will have Earth Wiz fertilize.

5- Do we need Top Soil? Dick Assigned to collaborate with Earth Wiz

6-Sprinklers repaired by Bright View

7-Flood Plane; will leave the \$2,000. per building inexpensive flood insurance in effect.

**Motion to adjourn 5:15 PM by Dick and seconded by Rick.**