

Reflection Lakes Condominium 1 Association, Inc.

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

Monday May 13, 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 took notes.

Proof of Due Notice of Meeting: Rick Freeman confirmed that notices were posted.

Approval of Minutes: April 8, 2024 Minutes were summarized by Ben Dekker with a motion from Dick Napolillo approve and seconded by Rick Freeman, passing unanimously.

ARB approvals: 1) Williams Hurricane Shutters: approved 2) Maxwell- Front Door Installed, once permitted: approved 3) Maxwell- Hot Water heater, once permitted: approved.

Motion to Approve ARB Charter by Dick and seconded by Rick Ben signed. This will be published on our Web site.

Linda Dekker has introduced **new submission procedures for ARB** applications. 1) Submit complete application and fee to Masters Front Desk 2) Verified Complete 3) Forwarded to Linda Dekker; time sensitive application must arrive by 4PM one week **prior to Board meeting**. (emergency exception).

These procedures have been approved by the Master's staff. Communicated through an E Blast and on our Web site. Linda's contact info is available.

A new ARB packet will be available to residents on our web site to alleviate confusion.

Master's Welcome Packet has been created and is available at clubhouse and will be available later on our website.

Old Business:

Motion by Rick to fine four owners related to late Pet Doc submissions, or failure to prepare ARB documents prior to a remodel. Units #202. #303. #1802 and #501. Motion was seconded by Dick and approved to fine. Swati to collect.

Only owners may keep a pet- no exceptions are allowed. We must be consistent or be exposed to a lawsuit.

Occupancy form will be added to web site. Currently; email Doug to get one.

Personal property liability insurance documents are a required submission. Please send to Doug at guardian: dougb@guardianpropertymanagement.net

Surge Protectors have been installed.

Sawgrass Roofing has been recommended by Linda Maxwell to repair roof leaks.

New Business:

Motion by Dick and seconded by Rick to accept revised ARB packet. Approved.

Master has created a twenty-one page Welcome Packet and is available in the club House.

Guardian Property Management is increasing floor space, adding offices to add support personnel.

Lanai expansion and plantings must seek prior written approval from ARB. Improvements are considered on a case-by-case basis.

No planting around Palm trees.

Don discussed his plantings around his Lanai. Removing such plantings is on-hold status.

Motion by Ben and seconded by Rick to replace Dick with Jeremy Jones as Secretary, Web Master and ZOOM coordinator. Ben will remain as President and Rick will serve as V-President Treasurer

Adjourn: Motion by Ben and seconded by Rick to adjourn meeting at 6:08 PM. Approved.