

Reflection Lakes Condominium 1 Association, Inc.

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

Monday December 11, 2023 4:00 PM.

Club House and Zoom

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. Seven in Audience. Three on Zoom.

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

Approval of Minutes: November 13 approved partially funded budget. Rick motioned & Dick seconded; minutes approved unanimously. Wayne Fire Alarm expenditure of \$6,420 Yearly Renewal Service; Rick Motioned- Dick seconded-passed. Property Insurance, Gulf Shore /Front Line expenditure of \$93,627.68 Rick motioned to approve and Dick seconded- passed. Wayne Panel replacement expenditure of \$12,168 with a \$7,168 reimbursement from Insurance. Motion to approve by Rick and seconded by Dick, passed.

The 2024 Budget was passed unanimously with a motion from Rick and seconded by Dick, with a budget revision of \$692.00 HOA payment.

1. Board will not be recommending Contractors; Doug at Guardian does have a list if you choose to reach out to him.
2. Roof Leaks repaired by CMR at #1302, #1102, # 1801, #802
3. Town Hall Meeting with Jon White (Gulf Shore Insurance) February 7 @ 6:30 PM, 2024.
4. Landscaping funds of approximately 3K are available from buildings and Grounds. Please contact Edric with your ideas.
5. Solar lights do we need more or shall we modify/ More discussion will be considered.
6. CD rates of 4.5% interest are being earned for 250K at 30, 90, and 180 days segments.
7. Are Trellis an issue? After discussion the **board motioned by Rick and seconded by Dick and Passed Unanimously- Not Allow Trellis at this time.**
8. Pets- all pets must be registered and approved.
9. Fire Inspection second week of January.
10. Can we create a welcome packet for new owners?
11. Need Proof of Insurance from all Owners.

ARB- Violations will be treated pragmatically and with fairness. Fines will be assigned to those owners who do not respond reasonably. A fine hearing will precede fine assignment of any violator. Please read the Web Site Documents and Regulations; if you have questions-ask the Board, Read, Attend.

Motion to create an updated information sheet as a community resource updating Reflection Lakes Condo Association 'owners directory' to provide to Guardian and Master. Motion by Rick and seconded by Ben. Motion passed.

Adjournment:

Motion by Ben Dekker and seconded by Dick to adjourn at 5:25 PM. Approved.