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

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

**BOD Meeting Monday February 13, 2023 4:00 P.M. at Clubhouse & Via Zoom**

**BOARD OF DIRECTORS MEETING MINUTES-Approved 03-15-2023**

**CALL TO ORDER:** President Linda Maxwell called the meeting to order at 4:16 P.M. Present via roll-call were; President Linda Maxwell, Vice President/Treasurer Dick Napolillo, Secretary Rick Freeman and CAM Mike Kumicich.

**Certification of a Quorum:** Michael Kumicich confirmed a quorum and the meeting continued.

**Proof of Due Notice of Meeting:** President Linda Maxwell confirmed that notice of the meeting was properly posted in accordance with Florida State Statutes.

**Minutes of Previous Meeting:** Rick Freeman motioned to approve the previous minutes of the January 9, 2023 BOD Meeting as presented, Dick Napolillo seconded, all in favor, motion carried unanimously.

**ARB-** There were no new ARB request.

**Treasurers Report:** There was no Financials as of this meeting, but our funds are in the bank.

**Old Business**

**Advanced Fire Extinguishers:** They did come and performed the service we needed.

**CMR Roofs:** Linda Maxwell has been dealing with CMR for months and we finally found the issues with the leaking kitchen windows. We have repaired 2 out of 3 but will wait till the rainy season just to make sure they are fixed as we have performed this service multiple times.

**Wayne Fire Control Systems:** Linda Maxwell signed a contract for repairs and Rick Freeman will be taking the lead on this project.

**Association Appraisal:** The associations total value was 4 million dollars higher on this appraisal. Insurance will be going up again next year.

**Mail Box Numbering:** The association is going to have an owner’s mail box committee to take care of this 1 specific project. The owners working on this project are Lauren 1301, Harold 304, Joan 602, Denise 1203 and Angelo 902.

**Pressure Washing:** Bull Dog is currently pressure washing the driveways, walkways and sidewalks.

**Replanting after sewer line repairs 14120 #1401:** The association will be replacing the plantings as necessary.

**New Business**

**Cert of Approval for exterior Camera’s, Lighting, Ring Doorbell and Flags:** All owners are required to get approval for any of these outdoor additions to the condominiums.

**Annual Meeting:** The Board would still like to have 5 members but only 3 owners ran for Board seats. Every association has to have volunteers and we need your help managing the association to continue to be a First-Class Association.

**Committees:** The Board is looking for Committee members and will provide the association a list of all committees with their respective committee members.

**Fire Ants:** We have fire ants everywhere and have quotes for 5 and 6 thousand but we could save the association a bunch of money if we went out and bought the granular bags ourselves and then just have it spread for us. We need owners to help with this project.

**Mulch or Decorative Rock:** The Master has been charging us for 1200 bags of mulch and our association only uses 800 bags of mulch as the other 400 bags are for the master association controlled property. If we install rock everywhere, we would not need as mulch and save quite a bit of money in the long run. Would owners install decorative rock in the front and sides and pay for this? We have to remove some old mulch before we add anything as the mulch mounds are getting quite high.

**Street Lights:** Angelo updated the association as the Bulb in the lights have a defect and will replaced within 40 days. This might take longer knowing FPL.

**Pond Leveling Wear Panels for Culverts:** The association would like to install these panels as the panels keep the water level higher and enhance the beauty of the lakes in the dry season. We need owner help on this project.

**E-Mail Verification Form:** We are e-mailing this form to all owner and every owner must fill out this legal form. If we all approve communication through email, we can save the association a good amount of money. Please fill out this form or contact Mike the Property Manager by E-mail.

**Rules & Regulation Update Committee:** We need owners to form a committee and work on updating the Associations Rules & Regulations and Governing Documents.

**Gutter Inspection and Cleaning:** Linda & Mike are working on this.

**Adjournment**

With no further business for the board to discuss, Dick Napolillo made a motion to adjourn the meeting, seconded by Rick Freeman, motion carried at 5:16 P.M.

Respectfully Submitted by Michael Kumicich, LCAM

Guardian Property Management