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

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

**BOD Meeting Wednesday November 16, 2022 6:00 P.M. at Club House and Via Zoom**

**BOARD OF DIRECTORS MEETING MINUTES- 11-16-2022 approved 12-12-2022**

**CALL TO ORDER:** President Linda Maxwell called the meeting to order at 6:02 P.M. at Club House and Via Zoom. Present via roll-call were: President Linda Maxwell by Zoom, Vice President/Treasurer Dick Napolillo by Zoom, Secretary Rick Freeman and CAM Mike Kumicich.

**Certification of a Quorum:** Linda Maxwell confirmed a quorum of the board and the meeting continued.

**Proof of Due Notice of Meeting:** President Linda Maxwell confirmed that notice of the meeting was properly posted.

**Minutes of Previous Meeting:** Rick Freeman motioned to approve the previous minutes of the October 11, 2022 BOD Meeting as presented, Dick Napolillo seconded, all in favor, motion carried unanimously.

**ARC-** No new ARC request.

**Old Business**

**CMR Roofs:** We have received more reported roof leaks; Linda Maxwell has been working with CMR.

**Wayne Fire Control Systems:** Waiting on Wayne for more repairs.

**Sewer Repairs 1401 & 402:** We received a letter from the Master Associations Attorney stating that Condo 1 is responsible for the sewer lines. Also, this last repair will cost us over 15,000 to repair all 4 lateral sewer lines.

**Landscaping:** JK Landscaping has left us high and dry and we have no landscaper, the master association is having our lawn mowed and will charge us accordingly. We do have multiple quotes and have to work with the Master before making a decision.

**Insurance Inspection:** The Board had an Insurance Inspector out to check out some reported truss issues and also inspect every roof. This has been completed and we have no truss issues and now we are waiting on the final report**.**

**Pressure Washing:** We are going to hold off on this for a while.

**Reserve Study:** We have discussed this and will discuss this further. Just an FYI Reserve Studies cost anywhere from $5000.00 to $10,000.

**New Business**

**Fire Extinguisher Cabinets:** The Cabinets are starting to fall apart. We will look into this.

**Real Estate Appraisals:** It has been quite some time since we had an appraisal and appraisals should be done every 3 years.

Dick Napolillo motioned to approve spending a total of $2,460.00 for Real Estate Appraisals for the next 5 years, $410 per year. Linda Maxwell seconded, all in favor, motion carried.

**Landscaping Issues at Building 19:** We have had standing water issues and drain issues and will continue to keep an eye on this issue.

**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 6:17 P.M.

Respectfully Submitted by Michael Kumicich, LCAM

Guardian Property Management