

Reflection Lakes Condo 1 Condominium Association, Inc.

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

BOD Meeting Monday December 12, 2022 4:00 P.M. Via Zoom

BOARD OF DIRECTORS MEETING MINUTES-Approved 01-09-2023

CALL TO ORDER: President Linda Maxwell called the meeting to order at 4:00 P.M. 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: Michael Kumicich 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 in accordance with Florida State Statutes.

Minutes of Previous Meeting: Rick Freeman motioned to approve the previous minutes of the November 16, 2022 BOD Meeting as presented, Dick Napolillo seconded, all in favor, motion carried unanimously.

Rick Freeman motioned to approve the 2023 amended Budget Adoption Meeting Minutes as presented, Linda Maxwell, seconded, all in favor, motion carried.

ARC- No new ARC request.

Treasurers Report: Dick Napolillo and Linda Maxwell reported on the Associations Finances. Linda Maxwell spoke about the Financial Inquiries made by 1 owner at the November 16 Budget Adoption Meeting. The Boards findings show that in 2020, the Budget showed that the Paint Reserve account was over-funded and that future reserve funds should be allocated to the roof account only, and that the over reserved funds from the paint account would be reduced consecutively over the entire period of 2020 and 2021. These changes would have been a recommendation to the Board by the associations finance committee or the associations licensed management company.

In July 2020 there was a recommendation from the finance committee and a subsequent approval by the Board to delete the Capital Improvement reserve account and those funds, approximately \$4500 were to be transferred to the roof account. Also, the funds in the reserve study account were to be reduced by \$3000 and those funds would also be transferred to the roof account.

The reallocation of funds from the painting account continued in the approved budgets thru the 2022 budget and has now been corrected with the approval of owners at the November 16, 2022 Budget Adoption Meeting.

The Board has also reviewed the electricity account for the 7 meters that control our Fire Safety System and those cost are correct.

Managers' Report: Mike spoke about our Fire Extinguisher Boxes, Wayne Fire Control, Window Leaks, Brick Paver Repairs, New Landscaping Company, the Associations Appraisal and the ramifications it could have on the Association and that the Association completed the Truss Inspections at 1501,1502,1503 and 1504 and there a no problems.

Old Business

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

Wayne Fire Control Systems: We are still waiting on Wayne.

Association Appraisal: Mike Kumicich has spoken with the appraisal company and they will be out this week.

Insurance: The Board and Property Manager just want to remind everyone that Insurance will keep being an issue especially after Hurricane IAN.

New Business

New Landscaping Contract: Due to the unannounced departure from our previous landscaping company, the Board received multiple proposals and has made a decision.

Linda Maxwell motioned to approve a 1-year contract with a 30-day out clause to Earth Wiz landscaping company on recommendation from the Property Manager and with the lowest cost to the association for a total of \$26,520 annually, Dick Napiolillo seconded, all in favor, motion carried.

Adjournment

With no further business for the board to discuss, Rick Freeman made a motion to adjourn the meeting, seconded by Linda Maxwell, motion carried at 4:39 P.M.

Respectfully Submitted by Michael Kumicich, LCAM

Guardian Property Management