

Reflection Lakes Condominium 1 Association, Inc.

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

Monday August 12, 2024 4:00 PM. {Unapproved}

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, Jeremy Jones as board members. Doug Bradfield took notes.

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

Approval of Minutes: May 13, 2024 Minutes were summarized by Ben Dekker with a motion from Rick to approve and seconded by Jeremy Jones, passing unanimously.

ARB report: Linda Dekker summarized units # 401, #704, and #1002 -Air Conditioner replacements -were approved, along with a water heater install at # 503. Unit 901 remodeling has not been approved as of yet.

September's ARB updates will be made available to the Board. Rick Freeman requested ARB to include him in application status emails.

Manager's Report: ARB volunteers work very hard. Thank you. Pet and Insurance forms need to be one page. Please consolidate with renewal dates policy for insurance. Pet ID, Collier County license, rabies expiration, and photo/weight for information.

Drop in at Guardian Property Management Office, next to Hyundai Dealership, on Airport just past Pine Ridge this fall for a ten minute tour.{6704 Lone Oak Blvd, Naples, FL 34109} Doug's # 239-514-7432, ext 129.

Old Business:

Fines: \$900.00 dollars has approximately been collected in Fines. Four outstanding fines amounting to \$1,525.00 have not been submitted. After (90) ninety days 'fining notice', if not paid, occupants lose certain association privileges.

Compliance by Unit Owners: Remaining forms required: **Occupation Form** we have approximately 55%. **Pet registrations** about 36. **Insurance** policies submitted about 27.

Roof Leaks: Approximately 10 reported leaks, causing the association unexpected expenses. CMR warranty expired in late January of 2024. Rick Freeman is managing by coordinating all aspects. Saw Grass is the current roof repair contractor. Resolution of water intrusion requires patience, and step-by-step processes, and association funds. Thank you Rick, Ben and Angelo.

Review of Financial Records update: Carr, Riggs, and Ingram Accountants has been reviewing our financial health. The process, due to depth of research has been slow. About 90% is completed at this time.

New Business:

A). Fire Extinguisher Boxes # 401 Broken; #1204 Box Missing. ADVANCED Fire & Safety has been contracted and will replace boxes at our costs.

B). Water Main has been repaired and Earth Wiz has replaced shrubs and plant foliage.

C). Supreme Services will begin power washing our driveway and side entrance pavers beginning October 7th for just under \$7,000.00.

D). Wayne Automatic: budgeted \$9,888.00 toward October repairs approved and scheduled. Water will be turned off per building /advance notice will be provided. Final Inspection bldg # 8 August 14th, between 1-3 PM {horn's will sound}.

E). Budget Workshop is being scheduled for early October. RLN Condo 1 Finance Committee will attend.

F). Insurance Change: Ben asked: "As a board member, I want to know from other Board members, "do we want to stay with Acusure (Gulf Shore Insurance Brokerage)"? After discussion regarding service inequities, Rick Freeman {M} motioned to switch from Golf Shore Acusure to Brown and Brown Insurance, so we can realize better day- to- day service experience. Jeremy Jones seconded. Motion passed unanimously.

G). Jeremy Jones Website Update: Navigation Bar can appear at top or on side depending upon the type of device. Document revision has been extensive on our site to include Welcome Packet, crisp font, consistent margins, updated language and notices of up coming meetings to contribute to an over-all profession and appealing viewer experience. Also , please use the Master Association Web Site.

Jeremy Jones has volunteered to meet with all new residents for an hour at the clubhouse to welcome and introduce resources, including Portal and site resources, allowing new owners a seamless transition to a new 'Reflection Lakes Experience.'

H). Resident Comments: A). Would appreciate posted 'minutes' as soon as possible on website. B). Recommended to back charge Master Association for Earth Wiz fertilizing central traffic islands within our streets at Reflection Lakes Condo I Association. C). Last comment, by an owner affected by water intrusion, "Rick Freeman has really done a great job" expediting solutions to repair a long term roof leak in our Condo.

Adjourn: {M} Motion by Rick Freeman to adjourn this August, 2024, Reflection Lakes Condo I Association Board Meeting. Jeremy Jones seconded conclusion at 5:10 PM. Approved.

