

Reflection Lakes Condo 1 Association

March 11, 2024

Annual Minutes

Called to order: 6:01 PM by Ben Dekker, President of the Board

Quorum present: Three board members: Ben Dekker, Rick Freeman, Dick Napolillo;
Seventeen residents attended in person. One teleconference participant.

Proof of Notice: Conforming to State Statutes.

Comments: Linda Maxwell expressed a need for an audit.

President Ben Dekker responded, indicating he checked a previous Auditing Firm: CRI- Carr, Riggs and Ingram and has a letter of engagement. **Motion** by Dick Napolillo and seconded by Rick Freeman. All in favor/ Motion carried to hire auditing firm.

A.J. Folz – National Flood Experts-gave Ben Dekker a proposal to walk property to review to verify eligibility to be excluded from Flood Insurance. His fee is \$1,800. **Motion** to approve fee was made by Dick Napolillo and seconded by Rick Freeman. All were in Favor. Motion carried.

Landscaping: Earth Wiz will address trimming trees and bushes to prevent from touching buildings.

New Business: Election of Directors No Change, no vacancy.

Results of Question # 1 Rollover Funds **Yes- 50 No- Zero**

2 Waive Audit **Yes-46 No 4**

Ben is sent out RFQ's and is reviewing estimates for power washing pavers surfaces after the rainy season. Estimates to be presented at April Board Meeting

Top Soil to enhance lawns would cost 180K and therefore is not feasible at this time.

Condo Occupant Info Sheets and **Personal Property Insurance Coverage Binders** requests have yielded only one third compliance. Please Email to Doug at Guardian.

Motion to Adjourn 6:56 PM by Rick Freeman and seconded by Dick.

Organizational Meeting

Call to order at 6:56 PM by Ben Dekker.

Quorum of Officers of the Board: Ben Dekker; Rick Freeman; Dick Napolillo
Officers will remain unchanged.

Invoice Approval: **Motion** to assign Ben Dekker and Dick Napolillo to approve invoices was made by Ben Dekker and seconded by Rick Freeman Motion carried

Motion to retain Attorney, Mark Adamczyk and Associates as signature registered agents was made, seconded and carried.

Motion to Adjourn: Dick and seconded by Rick @ 6:59 PM