

MAPLEWOOD MASTER HOA

Board of Directors Meeting –

Minutes ~ Approved

Date: Feb 10, 2022

Location: Pool Deck
900 Sherbrook Dr
Naples Fl

Present: Jeff Christopherson – President
Debbie Mahanke – Vice President
Brandon Miller – Treasurer
Robert Simmons – Secretary
Marie Doherty - Director

Management Rep Lisa Dobyanski Portfolio Manager

Call to Order: The meeting was called to order by Jeff Christopherson at 7:00PM. Quorum of the Board was verified. Proof of notice was confirmed and posted by Management as required by Florida Statute and the Declarations for Maplewood Homeowners Association, Inc.

Approval Prior Minutes:

Approval of the minutes from the BOD meeting on 1.13.22, Brandon Miller made a motion to approve, Bob Simmons second, all in favor, motion carried (5,0)

Manager's report:

Lisa Dobyanski presented the Treasurer's report

Summary

A/R as of 2.10.22: \$ 3,580.00

A/P as of 2.10.22: \$ 0.00

Cash - Operating: \$143,469.71

Cash – Reserves: \$ 57,917.22

Lisa Dobyanski

Cameras: Lisa spoke with Doug Bonar the representative for Ramco and the updating of the camera systems. They intend to have the system up and running by months end.

Delinquencies: Lisa reported the year end delinquencies and where the community stands to date:

1. 15 homeowners paid short the \$1 125 increase from last year's fees to this year for a balance of \$75 – reminder notices will be sent to the owners
- 5 homeowners have not paid the first quarter fees of \$395 for a total of \$1955–

- reminder notices will go out to the owners
2. 2 homeowners are 2 quarters in arrears of \$775 for a total of \$1,550 – all will be sent a 30-day notice and if not paid be turned over to the attorney for processing.

Old Business

1. **Marie / Lisa** – Marie – the website has been corrected will be working on the Annual meeting location and date – we should have this ready by April 2022.
2. **Pool repair Proposals** – Lisa informed the Board about the upcoming options for the repairs at the Pool. Board reviewed the proposals and have approved to go with King Leak. Debbie Mahanke made a motion to approve King Leak, Brandon Miller second, all in favor motion carried. (5/0)
3. **ARC community colors:** Website for the colors is active at Sherwin Williams, Lisa will have the binders for the community by next meeting and will bring one for viewing.
4. **Survey** – went out to the community – should have the results by next BOD meeting.
5. **Comcast contract** – the contract is not up until 3.2024 and has been tabled until fall of 2023 for review.

New Business

1. Jeff Safety & Security for the community –

Jeff read a letter from a homeowner who was recently attacked within the community by another homeowner's dog/pet that ended up severely injuring the Owner walking his small dog and eventually killing his pet. The letter was both heart breaking and eye opening to a stronger issue that effects the overall comfort of the community. Especially in relation to pet accountability and the leash rules and regulations.

- a. Jeff stated he is presently seeking legal council and steps moving forward from here.
 - i. Amending the current HOA documents as well as the rules & regulations
 - ii. Description of dogs, aggressive breeds, mixed breeds
 - iii. County vs legislative law via Attorney recommendations

Comments questions from the community –

1. discussions from homeowners were asked and answered in the above summary.
2. Discussions from homeowners about the fining process to the Board – Lisa stated that the fines committee would need to be more involved with the process from the beginning as meet to discuss potential upcoming issues and potential fines.

Adjournment: There being no further business to discuss, Bob Simmons made motion the to adjourn the meeting at 8:15pm. Brandon Miller second the motion. All in favor, motion carried (5,0).

Submitted: *These minutes have been respectfully submitted to the Board of Directors by Lisa Dobyanski, Portfolio Manager of Maplewood HOA.*