

# MAPLEWOOD MASTER HOA

## Board of Directors Meeting – Minutes ~ Approved

Date: April 7, 2022

Location: Pool Deck  
900 Sherbrook Dr  
Naples FL

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

Management Rep Peter Carroll, Property Service Director & Lisa Dobyanski Portfolio Manager

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**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 3.10.22, Bob Simmons made a motion to approve, Debbie Mahanke second, all in favor, motion carried (5,0)

**Officers Report:**

**Jeff Christopherson – President:** Wanted to compliment both Marie and Lisa on the new format and working with the community on violations and follow up. The new format seems to be working well and people have been receptive.

**Committee reports** - none

**Manager's report:** Lisa reported the following:

**Delinquencies:** Note the 2<sup>nd</sup> quarter just went out this number will decrease substantially by months end

Lisa reported year to date:

**Delinquencies:**

1. Current balance outstanding is \$13,574.00. 30 days or less
2. Current outstanding plus 30 days is \$45.00

**Violations:**

1. 29 violations were sent out
2. 27 resolved & 2 pending & 1 no response
3. The next set of notices will go out within the next 2 weeks.

**Treasurers report:**

### Summary

A/R as of 4.7.22:	\$ 13,619.00
A/P as of 2.10.22:	\$ 28,608.40
Cash - Operating:	\$189,188.85
Cash – Reserves:	\$ 57,918.11

Note: the payables will be going on next week.

Lisa made note of the following items having been added to the Owners portal on the website:

1. Owner roster
2. Collier County Information & Helpful resources provided by Collier County Sheriff department.

### **Old Business**

1. **Pool repair Proposals –**
  - a. Proposal from White services
  - b. Proposal from Huffman construction
  - c. Waiting on 3<sup>rd</sup> proposal for Board to decide on contractor and moving forward.
2. **Cameras:** Lisa spoke with Comcast and they cannot remotely address the issue with the modem for the equipment and will need an onsite replacement. It has been scheduled for next Thursday for replacement.
3. **Survey –Over 75 surveys were returned  
breakout is below**
  - a. Living in Maplewood meeting expectations: 67 Yes 7 No 4 somewhat
  - b. Various answers for least & best living in Maplewood
    - i. Best – convenience , friendly, location, family atmosphere, no front gate entry, good communication, low fees
    - ii. Least – owners not following rules, dogs not on leashes, speeders in community, garage doors open, neighbors that smoke, no social room or no fountain in lake.
  - c. Items board to focus on:
    - i. Violations – and follow through once notified/ fines followed up on
    - ii. Better lighting at pool facility
    - iii. New mailboxes for whole community
    - iv. Keeping dues low
  - d. Satisfaction with landscaping:
    - i. 29 less than satisfied 25 satisfied 14 very satisfied
  - e. How could landscaping improve
    - i. Whole community vendor- part of dues
    - ii. Review and freshen entry to pool facility- more flowers brown mulch for full community - unification of color
    - iii. Pull dead dying landscaping
  - f. Would you consider changing the HOA docs to allow fences
    - i. 19 yes 8 maybe 36 no

- g. Would you participate in community events?
  - i. 15 yes 29 maybe 11 no
- h. What type of events
  - i. Dining 22 yes 12 no
  - ii. Cultural 7 yes 28 no
  - iii. Family 32 yes 5 no
  - iv. Events 9 yes 17 no
  - v. Other – golf events, walking, card games at pool, shuffleboard, water aerobics, book clubs, music events
- i. Any ideas for improving the community
  - i. Continue the movement of improving & maintaining the community
  - ii. Leave docs alone
  - iii. Continue to remind everyone about the website
    - 1. Lisa – continue to assist homeowners with website and online setup etc.
  - iv. Board to continue to be open, friendly, available and respectful
  - v. Respect of your neighbors
  - vi. Pick up after your pets'
  - vii. Look at repainting some of the “more colorful” homes in community
  - viii. Community votes to improve community even if affects the dues

#### 4. Jeff

- a. Status of dog incident and amendment update
  - i. We will have to resend the document as the date of notice was incorrect – needed a 45-day notice of a vote vs 14-day notice.
  - ii. Pool trespassing:
    - 1. The young couple that had been sleeping near the pool area has been resolved and should no longer be an issue
    - 2. Collier County Sheriff were called for another young girl sleeping on a bench.
    - 3. Sheriff noted that the HOA should have a “Trespass Agreement” and would send one over to be completed to assist with future trespassers – Jeff to complete once received.

#### New Business:

- 1. Jeff
  - a. Yard of the Month – Jeff stated that since the community has been receptive to enhancement of the community overall – he would like to start a Yard of the month – with recognition and have it for both Stanhope Cir and Crossfield Circle
  - b. Jeff directed Lisa to obtain 2 signs for the HOA
  - c. Bob Simmons made a motion to purchase to “yard of the month” signs, Brandon Miller second, all in favor, motion carried (5,0) Yard sign designs to be submitted to board prior to purchase.
- 2. Jeff- As there has been an increase in ARC applications with several common vendors, Jeff suggested Lisa put together a community preferred vendor list and add to the community website for all to use and know that these vendors have been vetted by the HOA for their services. Lisa will supply a preliminary list next meeting for review and is seeking any additional vendors community members may want to recognize. Some of the areas of interest for vendors were:
  - a. Power washing companies
  - b. Plumbing
  - c. Handyman

- d. Electricians
- e. Painters
- f. Pavers/driveway resurfacing
- g. Landscape

**Comments questions from the community –**

1. Will there be a review of the Amendment as it is written and possible changes prior to the next notice? Jeff – yes there will be an Executive session with the aboard, attorney and management company.
2. Does the current amendment allow removal of any dog/pet from a homeowner? Peter - The amendment is to aid the board in potentially removing a dangerous, animal as currently your docs do not allow anything other than a minor infraction such as a fine. Collier county animal control does not remove unless there have been 2-3 incidents with a pet. The process to remove a pet would be extensive and not just a board vote to remove a pet. There are steps to take in order to protect both the rights of the HOA and the homeowner. Jeff- a barking dog is not what this amendment is meant for- it is more for the safety and well-being of our community members overall due to a known dangerous pet.
3. The front entry could use some enhancements – who can we have address the area? Peter – directed Lisa to see if Jeff Curl can add to the current Community Plan that is presently under review by the county.

**Adjournment:** There being no further business to discuss, Bob Simmons made motion the to adjourn the meeting at 7:38pm. Debbie Mahanke 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.*