

MAPLEWOOD MASTER HOA

Board of Directors Meeting – Meeting Minutes

Date: June 9, 2022

Location: Pool Deck
900 Sherbrook Dr
Naples Fl

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

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

Call to Order: The meeting was called to order by Jeff Christopherson at 7:37PM. 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:

Motion to approve minutes from the BOD meeting on May 12 , 2022 Bob Simmons made a motion to approve the minutes, Debbie Mahanke 2nd, all in favor, motion carried (4/0).

Officers Report:

Jeff Christopherson – President: Jeff wanted to thank everyone that participated in the community members meeting. It was a wonderful turnout.

He then stated that there are several areas of improvement throughout the community he wished to commend; the overall community website, especially the portal, general information, community details and maintenance portal. In addition, the new cameras and police access as needed were a wonderful addition.

Improvements that are in progress; playground – (the truck in the parking lot has the new mulch for the playground!), pool bath renovation coming up, and the preserve ongoing project.

He also stated that he has signed an agreement with the Collier County Sheriff department- should the HOA have need of calling the police for trespassing – the offenders can now be arrested.

Jeff wished to extend a sincere thank you to Claudia Tracy – she is an avid community walker and picks up trash along her walks for the community. She will be assuming the duties of opening and closing of the pool gate. If you see her out and about, please thank her in person for all that she does for Maplewood.

Treasurer's Report:

Accounts Receivable:	\$569.00
Accounts Payable:	\$0.00
Operating Acct. Balance	\$125,759.24
Reserve Account Balance	\$64,168.80

Manager's report:

1. **Delinquencies:** There are no delinquent accounts to be referred to collections at this time. The next quarterly dues are upcoming July 1, 2022.
2. **Violations** – out of 117 violation notices sent year to date – there are currently 32 remaining open and are in progress. We anticipate that number to be 10 or less by next week due to owner responses and updates.
3. **Leases** – the community currently has 15 homes that lease.
 - a. 1 has vacated and is under renovations and presently not leased
 - b. 2 are due to expire in July – notices will be sent to advise as to renewal status
 - c. 13 are current and in compliance with the HOA guidelines.

Old Business

1. **Preserve quotes** – there are presently 3 bids in for the next phase of the preserve maintenance.
 - a. Trees n Stumps
 - b. Grady's Tree removal
 - c. Coastline Tree Service

After review of the quotes and what the companies offer – Bob Simmons made a motion to approve Trees n Stumps the contract for the Preserve work, Marie Doherty 2nd, all in favor, motion carried, (4/0)

2. **Irrigation Box cover** – there is presently 1 quote in, the others should be in by Monday and the board can move forward with decision on replacement and installation.
3. **Pool Building Remodel Proposals:**

The board was previously waiting on a 3rd bid which came in and they discussed moving forward with White Services for the pool bath renovations. Marie Doherty made a motion to approve White Services the renovation contract, Bob Simmons 2nd, all in favor, motion carried (4/0)
4. **Pool Parking Pass** – In order to assist the person(s) that are opening and closing the parking area for the pool facility, the board has opted for a parking pass. This would be option allows for an owner who has additional guests and cannot accommodate parking, remodel of driveway, among other needs, etc. to utilize the extra spaces at the pool area.

The new process would be as follows:

- a. Overnight parking passes can be obtained by contacting ADG4 and providing them with required information.

- b. Passes will then be approved by Board
- c. Towing to be enforced for overnight parking without parking pass.

Towing Contract: Morley's Towing will be the vendor of choice for towing within the community. They will provide 2 towing signs for a cost of \$40 each, the HOA will have White Services install the signs. The cost of towing a vehicle is free to the HOA. Debbie Mahanke made a motion to approve Morley's Towing for the HOA, Bob Simmons 2nd, all in favor, motion carried, (4/0)

- 5. **Playground Mulch update:** The current truck in the parking lot has the new mulch for the playground area – it will be laid tomorrow 6.10.22.
- 6. **Signs:**
 - a. **Yard of the Month** – template was shown to the community and the signs should be in by next week for use.
- 7. **Charters** – committee reports- Lisa stated that there were no real guidelines nor direction for some of the community committees. Therefore, the HOA has drafted a few for approval by the board; most especially the Compliance Committee.
 - a. Social Committee
 - b. Community Watch Committee
 - c. Compliance Committee

The board had been in receipt of the documents and agree with adding them to the community documents. Committees may reference and use them as guidelines in understanding their roles in each committee. Marie Doherty made a motion to approve the Charters as written, Debbie Mahanke 2nd, all in favor, motion carried (4/0)

New Business: No New business at this time.

Homeowner questions & comments –

- 1. A few community members expressed concern about the “courtesy” violation notices. Would like them tempered a bit more on the courtesy side than the intimidation side with fees and fine amounts.
- 2. A homeowner asked if the community garage sale would still occur in November? Jeff – yes there will be a garage sale. A homeowner then suggested we should have the community Sheriff liaison on hand to discuss and inform about the Community Watch program. All agreed it was a good idea.
- 3. A homeowner suggested bringing back the Social cookout at the pool. It was decided that June Courville & Cyndy Ross would chair the Social committee and recruit a few more people to work on the event.

Adjournment: There being no further business to discuss, bob Simmons made motion the to adjourn the meeting at 8:16pm. Marie Doherty 2nd the motion, all in favor, motion carried (4,0).

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