

MAPLEWOOD MASTER HOA

Members Meeting –

Minutes ~ Draft

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

Attorney
Representation: Joseph (Joe) A. Bare, Esq.

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: No minutes to approve

Board President Comments:

Jeff first and foremost wished to thank everyone that was in attendance and who participated in the community members meeting vote. The turn-out has been wonderful to see. He then spoke a few words about the Amendment and why the majority of the Board was in favor of presenting an option to the community of changing or adding verbiage to the current HOA documents that are presently out of line with current practices for new and some old communities in Collier County.

Jeff stated – the main reason this was brought to the attention of the Board and community was from the recent dog attack within the community. Jeff gave a brief overview of the incident as well as the owner's own comments about their animal and where it is presently stands today.

Jeff wanted to clarify that the verbiage of “unreasonable annoyance or a danger “ to the community – Any Board would not simply be allowed to vote for a removal and then enforce that ruling - A vote by the board in its entirety and not by just one or two board members would need to take place. Once the Board voted it would have to go through a process in order to complete the removal of an animal within the community. If the owner refused to comply, the next step would be to go to mediation, then possibly court in order

to remove the animal. Presently the current HOA documents do not allow for much to aide any board for addressing a viscous dog or animal attack within the community. He also stated that Collier County Animal Control does not necessarily act immediately on the 1st incident, possibly not even the 2nd, maybe the 3rd, the goal of this Amendment was to simply aide the Board with additional powers to be able to work in keeping the community safe from harm should there be another incident with a viscous dog.. With that being said – Jeff introduced Joseph A. Bare, Esq. – the attorney representation for Maplewood.

Joseph Bare: Joe introduced himself and discussed his representation and how this motion for an Amendment change came about. He reiterated the details about the Association being the client for the law firm and that during certain times, mainly in relation to potential litigation, there are certain expectations of attorney client privilege. There was then open discussion about the process and the amendment both from community members and the attorney.

New Business:

- Discussion and Vote on Proposed Amendment to Section 13.19 of Declaration

A vote was cast by the Association via Proxies & voting in person

Results of the vote: 91 votes were cast for the Amendment

- a. 36 votes - in favor of the Amendment
- b. 55 votes - opposing the Amendment

The Amendment did not pass.

Comments questions from the community –

1. Majority of the comments from the Members opposing of the Amendment - expressed concern with the verbiage of the Amendment as written.

Adjournment: There being no further business to discuss, Debbie Mahanke made motion the to adjourn the meeting at 7:34pm, 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 of Maplewood HOA.*