



## **Meeting of Board of Directors Maplewood Master Association**

**Location:** Via Zoom  
**Date:** Wednesday, September 14<sup>th</sup>, 2022  
**Time:** 7:00 PM

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

### **Meeting Minutes**

**Management Rep:** James W. Frazitta – Property Manager

- I. Call to Order & Proof of Notice
  - a. The meeting was called to order by Jeff Christopherson at 7:02pm. 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.
- II. Approval of Minutes of Last Meeting
  - a. Bob Simmons made a motion to approve minutes from 6/9/2022.
    1. Debbie Mahanke 2<sup>nd</sup>
    2. All in favor – Motion carried (5,0)
- III. Officers Report
  - a. Jeff - President Report
    1. Jeff noted that he has been out of town for the summer and was thankful for the work that was being done by those that were in town and on-site.
    2. He thanked James for all of the work that has recently been done with contractors.
    3. Jeff also noted that we remain on budget.
- IV. Management Report / Treasurer Report
  - a. Update on delinquencies
    1. No delinquent accounts to report. Next quarterly statements to be sent on 9/15/2022
  - b. Violations
    1. 3 pending – Compliance Committee will be hosting hearings on 9/15/2022
      1. Compliance Committee was created and organized over the summer
    2. Over 100 courtesy notices sent over in the past six months
    3. Community is looking great – the enforcement, in result of the community survey, is working
  - c. Lease update

1. Work is ongoing to get all leased homes registered and on-file. Most cases involve homeowners that simply don't know the process. Discussions ongoing to send out a community notice for lease information, and other prevalent information. Need to get more emails on file for enhanced communication to the community.
2. 18 leases now on file
  1. All leased are updated with proper information, in accordance with community rules and regulations
  2. The next expiring lease is 10/31/2022
- d. Treasurer report (James)
  1. Accounts Receivable: \$669
  2. Accounts Payable: \$6,865.71
  3. Cash – Operating: \$147,056.66
  4. Cash – Reserves: \$70,425.70

## V. Old Business

- a. Preserve update
  1. Trees N Stumps R Us
    1. Started the work to remove invasives and mulch onsite in the beginning of September. Approximately 2/3 of the way through with the contracted work. Anticipated completion date at the end of September
    2. Important to note that more work is still needed and will be dictated by next year's budget
    3. James to look into the stump behind Debbie's home
  2. Minions installed a row of Fakahatchee grass, creating a border between backyards of homes and the preserve. Recommended to install signs stating that the preserve is not to be accessed
  3. American Allegiance Pest Control sprayed at the end of August. They will be returning for another spray in coming months.
- b. Pool
  1. Sapphire pools, new vendor since July 2022
  2. Off to a good start
  3. Shocked the pool and gave two rounds of phosphate treatment in July
  4. Auto-fill fixed in July
  5. DE Filters replaced in August
  6. Heaters/Chillers to be inspected in early October
- c. Bathroom renovations – Complete
- d. Irrigation cover - Complete

## VI. New Business

- a. Jeff motion to increase Forbis Electric budget, for holiday decorations at entrance, from \$1,500 to \$2,000
  1. Debbie 2<sup>nd</sup>
  2. All in favor (5,0)
- b. SDP Tree Removal/Replacement
  1. Quotes obtained from three vendors, to remove oak trees and replace them in accordance with SDP plan
    1. Trees N Stumps R Us, A Plus Trimming, Anytown Tree Trimming
    2. Quotes presented to the board for review
  2. A Plus Trimming the recommended vendor
    1. Best price and all inclusive of removal, stump grinding, and replacements

3. Marie motion to approve A Plus Trimming as the vendor to remove and replace 9 oak trees for \$18,600
  1. Bob 2<sup>nd</sup>
  2. Motion passed (5,0)
- c. Community Yard Sale
  1. Brandon motion to have community yard sale on November 19<sup>th</sup>, from 8am – Noon, with a post yard sale party at the pool at 5pm.
    1. Marie 2<sup>nd</sup>
    2. Motion passed (5,0)
  2. Signs need to be posted in the community and a notice needs to be sent out via email, including a sign up sheet – James
  3. Permit application needs to be submitted with a list of participants – James
  4. Debbie to help promote on Facebook

## VII. Homeowner Questions and Comments

- a. Bob Simmons – Muscovy ducks are a problem at Stanhope. His screens have been damaged. Belief that one particular homeowner is feeding them and responsible for the amount of ducks on-site
  1. James to follow up with homeowner
  2. Peggy Coppola suggested adding into the rules or bylaws that animals are not to be fed
  3. Suggested that the homeowners get a game camera to help provide evidence of ducks being fed
- b. Peggy Coppola stated that the lake at Stanhope looks murky despite ongoing treatment
  1. James to look into agency treating the pond and investigate possible explanations for water conditions
- c. Peggy Coppola requested recommended vendors for roof replacement
  1. June Courville to send company she used to James, James to forward to Peggy
- d. June Courville/Brandon Miller brought up multiple issues of a woman kicking cars, a dog, and breaking items in other people's yards
  1. Recommended that the police be called right away the next time there is an incident
  2. James to look into ways the HOA can assist
  3. Brandon continuing to monitor as well

## VIII. Adjournment

- a. Bob motion to adjourn meeting at 8:01pm
  1. Brandon 2<sup>nd</sup>
  2. Motion passed (5,0)

Submitted: These minutes have been respectfully submitted to the Board of Directors by James W. Frazitta, Property Manager