



Meeting of Board of Directors Maplewood Master Association

Date: Thursday, October 19th, 2023
Time: 7:00 PM
Location: Community Pool

MINUTES

Present – Bob Simmons, Marie Doherty, Tina Swanson
Absent – Debbie Mahanke, Robin Smith (General Proxy)

- I. Call to Order & Proof of Notice
 - a. Marie called meeting to order at 7:01pm
 - b. Marie noted that Robin Smith filled out a general proxy form that was submitted to ADG4, allowing Marie to vote for her on items requiring a vote.
- II. Approval of Minutes of Last Meeting
 - a. 9.21.23 minutes
 1. Tina motion to approve the minutes
 2. Bob 2nd
 3. Motion approved unanimously (4,0)
- III. Officers Report
 - a. Presidents Report
 1. Pool/Patio chairs were purchased, delivered, set up, and are now being used.
 2. Lease application raised to \$250 – application has been updated and uploaded to the community website.
 3. Annual Yard Sale
 1. This year will be a 3-day even this year
 - a. No rain-date necessary
 2. Arts and Crafts will be included – display items at the yard sale – notification for this will be added
 3. Bob motion to have yard sale November 3rd – 5th
 - a. Tina 2nd,
 - b. Motion passed unanimously (4,0)
 4. CD's for HOA bank account
 1. Marie and James have a meeting with First Horizon next week to review options within bank. Also looking elsewhere to get best rates for the community.
 2. Bob motion to approve opening a CD account once options are presented to the board
 - a. Tina 2nd
 - b. Motion passed unanimously (4,0)

This notice has been posted on property this day, October 5th, 2023 in accordance with Association Documents and Florida Statute 720.

5. Authorized Users
 1. Tina motion to approve Marie, Bob, James to be authorized users for First Horizon
 - a. Bob 2nd
 - b. Motion approved unanimously (4,0)
- IV. Management Report
 - a. Update on delinquencies
 1. No delinquents to report. Great news.
 - b. Treasurer Report
 1. We remain within the budget, as projects continue to get wrapped up.
- V. Old Business
 - a. Tree Trimming and Removal Update
 1. A Plus has been onsite all week trimming hardwoods throughout the entire community and have also started removing oaks along the easement. They're about 65% of the way through on these projects.
 2. Marie and James did an inspection/walkthrough of the community today with the job supervisor – the grapple truck will be removing large piles of debris on Friday, they removed the piles of debris on Stanhope today, and they will be back Friday trim back more behind the Stanhope/Briarwood easement and finish removing trees.
 3. They will be stump grinding and planting replacement trees next week.
 - b. FY24 Budget
 1. The items causing the budget to increase were mentioned last month – but they are:
 1. Insurance increases
 2. Legal fees to cover the documents being re-written (30 years)
 3. Reserve study and financial reviews to be completed
 4. Comcast bulk service contract
 5. No longer rolling over funds from operating account to cover losses in the budget
 2. Bob motion to approve the budget to be sent out to the community
 1. Tina 2nd
 2. Budget approved unanimously (4,0)
- VI. New Business
 - a. Special Assessment
 1. Special assessment to cover Preserve project and there is a slight buffer planned in the event that not everyone pays on time.
 2. Notice for the assessment will be sent out in November, with a due date by February.
 3. Bob motion to approve the special assessment of \$600
 1. Tina 2nd
 2. Motion approved unanimously (4,0)
 4. Tina motion to approve any excess funds from the assessment to be saved/used for future work/assessments/spending and not to be returned to the homeowners.
 1. Bob 2nd
 2. Motion approved unanimously (4,0)

VII. Homeowner Questions and Comments

- a. Did the board follow up on the statement from a prior homeowner last month, that the community was grandfathered in and didn't need to maintain the Preserve?
 1. Yes – research in all county records was reviewed and there are no records/documentation showing that to be true.

VIII. Adjournment

- a. Bob motion to adjourn the meeting at 7:39pm
 1. Tina 2nd
- b. Meeting adjourned at 7:39pm

By order of the Board of Directors Maplewood Homeowners Association
James W. Frazitta
LCAM, Property Manager