



**Meeting of Board of Directors  
Annual Members' Meeting and Election  
Maplewood Master Association**

**Location:** Community Pool  
900 Sherbrooke Drive,  
Naples, FL 34112

**Date:** Thursday, November 30<sup>th</sup>, 2023

**Time:** 7:00 PM

**Present:** Marie Doherty – President  
Tina Swanson – Vice President  
Robert Simmons – Treasurer  
Debbie Mahanke – Director  
Robin Smith – Secretary

Meeting Minutes

Management Rep: James W. Frazitta – Property Manager

- I. Call to Order & Proof of Notice
  - a. The meeting was called to order by Marie Doherty 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.
- II. Approval of Minutes of Last Meeting
  - a. Bob Simmons made a motion to approve minutes from 10/19/23.
    1. Robin Smith 2<sup>nd</sup>
    2. All in favor – Motion carried (5,0)
- III. President Report
  - a. CD was opened at Suncoast Credit Union with approximately \$100,000 in it, at 6% interest for 11 months.
    1. This is the reserve fund for the community.
  - b. Plan is to open a new MMA (money market account) at First Horizon, at 3.99%, for the operating account as well.
    1. Tina motion to approve a money market account with First Horizon
      1. Debbie 2<sup>nd</sup>
      2. Motion approved (5,0)
    2. Tina motion to have the second money market account separate.
      1. Robin 2<sup>nd</sup>
      2. Motion approve (5,0)
  - c. Discussions are ongoing about replacing the tables at the pool area, now that there are new chairs.
    1. Aluminum tables might be the best option. Prices ranged from \$300 - \$2,000.

2. It was discussed to paint the tables as an alternative to purchasing new ones.
- d. This year's two-day yard sale was a success, although the board will be considering doing a craft fair in the fall and a yard sale in February (2025), in hopes of having a yard sale when more people are in the community.
- e. Marie requested that people put their directionals on when they are pulling into the community to help with safe navigation in and out of the community.
- f. Briarwood wanted it to be mentioned that, due to recent break-ins in the community, that they are growing concerned with the amount of foot traffic coming into the community.

#### IV. Old Business

##### a. Comcast Update

1. Comcast representative had a site visit to evaluate common area (pool) and there will be installation of wifi in the beginning of December.
2. Limited members of the Master board and the Villas board, along with both Property Managers, met with Comcast representatives as well as the Construction Manager earlier in November.
  1. Construction for fiber installation is set to begin at the beginning of January 2024. They will start at the entrance and work their way North through the community.
  2. They mentioned that there will be problems and they will replace any damages. They will replace issues up to a year out.
  3. Once construction is completed, Comcast will dedicate manpower to transition the current setup to fiber.
  4. This process could take up to 6 months, but construction is known to have a wide variance in timelines.
3. Flyers are set to be sent out within the next week from Comcast to each individual homeowner, laying out the transition process to the new services.

#### V. New Business

##### a. FY2024 Budget Approval

1. Reference previously mentioned items for budget increase
  1. Reserve study, financial review, legal fees (document rewrite), roll over funds, comcast, insurance, and inflation are all contributing factors for the increase in dues.
2. Robin Smith motioned to approve the proposed FY2024 budget
  1. Tina 2<sup>nd</sup>
  2. All in favor – motion carried (5,0)

#### VI. Floor Vote for Open Board Seat

- a. 1 spot is available, as no one submitted an application for the last open seat that consists of a 2-year term.
- b. Kandi Hacker nominated herself
- c. No one else was nominated
- d. Kandi Hacker was elected to serve the board.

#### VII. Open Forum

- a. Homeowner questioned the grandfather status about the preserve again.
  1. Site development plan to looked at, however, all concerns had been voiced at prior board meetings in the past year, and vetted without any evidence to back up a grandfather status. Tina researched over 100 pages of county records and found nothing. James communicated with the county and the landscape architect that the community had hired to

research this project almost two years ago and no one was able to find any evidence of a grandfather status.

VIII. Adjournment

a. Robin motion to adjourn meeting at 7:52pm

1. Tina 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