



Meeting of Board of Directors Maplewood Master Association

Date: Thursday, March 16th, 2023
Time: 6:30 PM
Location: Community Pool

AGENDA

- I. Call to Order & Proof of Notice
 - a. M. Doherty call meeting to order at 6:31pm
- II. Approval of Minutes of Last Meeting
 - a. 2.16.23 Minutes
 - b. M. Doherty motion to approve
 - 1. R. Smith 2nd
 - c. Motion passed unanimously
- III. Officers Report
 - a. Presidents Report
 - 1. Courtesy Notice & Violation Progress
 - 1. 70 total courtesy notices, 17 of them are going to the compliance committee
 - a. Variety of violations, including driveways, mailboxes, lawns, parking, or mold on the exterior of houses are the most common
 - b. Leases are also resulting in violations
 - 2. Notices have been sent out last year and this year as a heads up for the incoming inspections
 - 2. Awareness for nearby animals and risks for pets
 - 1. One homeowner had a dog that was bitten by a snake, please be aware of the animals that are around the neighborhood and keep your animals close, leashed, and safe
- IV. Management Report
 - a. Update on delinquencies
 - 1. Two homeowners are past 30 days, ADG4 has sent notices to follow up with homeowners
 - b. Treasurer Report
 - 1. Accounts Receivable - \$956
 - 2. Accounts Payable - \$450.99
 - 3. Operating Cash - \$115,559.33
 - 4. Reserves Cash - \$83,043.41
- V. Old Business
 - a. Stanhope Entrance Project
 - 1. Three quotes obtained from Brightview, Leo Jr, Minions

This notice has been posted on property this day, March 14th, 2023 in accordance with Association Documents and Florida Statute 720.

1. Negotiations ongoing, hoping for a board vote soon so that the work can continue
 - b. FPL Update
 1. No fixes still
 2. James to send out the service ticket numbers for the lights to the community so that everyone can start calling together. James being the lone caller has proven not to be successful
- VI. Homeowner Questions and Comments
- a. Additional light is out at the entrance – FPL
 - b. Status of Cameras – all are working
 - c. Question about the dues increasing – that was the Villas association, not the Master Association
 - d. Concerns with North end easement maintenance, or lack thereof. Concerns about increase in dues for this specific work, but no work done. Budgeted work for the easement is for removal and replacement of oak trees, 9 were completed last year, we are planning for more this year.
 - e. Concerns about Minions performing landscaping duties in common areas while also doing individual homes. Concerns about the contract were brought up, as it was believed that the contract stated Minions was unable to work on individual homes while also working on common areas. Concerns about the villas contract was brought up as well.
 1. It is not stated in the contract that Minions cannot work on individuals homes while working on the common areas
 2. The Master HOA is not aware of the terms in the contract between the Villas association and Minions
 3. If there are concerns about specific items in the common areas, notify James and he will touch base with Minions
 - f. Concerns brought up about the broken/dead palm tree along Sherbrooke Drive – this is scheduled to be completed
 - g. James to reach out to Collier County about plans to re-pave the roads in the community
- VII. Adjournment
- a. Robin motion to adjourn at 6:53pm
 1. Bob 2nd
 - b. Motion passed unanimously

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

This notice has been posted on property this day, September 12th, 2022 in accordance with Association Documents and Florida Statute 720.