



Meeting of Board of Directors Maplewood Master Association

Date: Thursday, May 18th, 2023
Time: 7:00 PM
Location: Community Pool

MINUTES

Present:

Absent:

Debbie Mahanke (Director)
Marie Doherty (President)
Robin Smith (Secretary)
Tina Swanson (Vice President)

Bob Simmons (Treasurer)

- I. Call to Order & Proof of Notice
 - a. Marie Doherty called the meeting to order at 7:01pm
- II. Approval of Minutes of Last Meeting
 - a. 4.20.23 Minutes
 - b. Robin Smith motion to approve
 - c. Debbie Mahanke 2nd
 - d. Minutes approved unanimously (4,0)
- III. Officers Report
 - a. Presidents Report
 1. Introduction of new Board Member – Tina Swanson
 1. Tina was introduced and mentioned to be replacing Brandon Miller as the Vice President
 2. Tina introduced herself and explained her work history, Property Management for HOAs and Condo Associations.
 3. She will be a valuable asset for the community.
 2. Courtesy Notice & Violation Progress
 1. 112 courtesy notices sent out year-to-date
 2. Compliance committee meeting scheduled today was cancelled due to no violations needing to be reviewed
- IV. Management Report
 - a. Update on delinquencies
 1. 3 that are passed 30+ days past due – statements sent out again today. No history of issues with these homeowners so we are not concerned at this point
 2. 1 that is 60+ days. Sent late notice. We have had communication with the homeowner and they are working through a tough time but it is being monitored seriously and lawyers are involved.
 - b. Treasurer Report
 1. Cash operating balance at \$130,000
 2. Cash Reserve balance at \$89,000

V. Old Business

a. Stanhope Entrance Project

1. Waiting on one final approval from the County Board after the landscape maintenance agreement was signed and turned in
2. Switched from Minions to Leo Jr. as Minions did not have all the required licensing to complete the full job. Leo Jr. was cheaper.

b. Cable Contract Update

1. Contract is going back and forth between Comcast attorneys and HOAs attorney. We are making progress. More updates will be provided as they come.

c. Collier County Traffic Study

1. County to complete the traffic study within the next 3 weeks
2. Meeting with both Villas and Master Association boards after their research/data collection to review options, suggestions, if anything

VI. New Business

a. Board Meeting Schedule

1. The board discussed the upcoming meetings for the next few months
2. Marie mentioned the importance of communicating updates on the Comcast situation
3. In previous years, there were some breaks in board meetings
4. No meetings scheduled at this time, but if something comes up a meeting will be scheduled and it could be potentially Zoom
5. James will also send out emails to the community if any updates are warranted but a meeting isn't deemed worthy

VII. Homeowner Questions and Comments

a. Homeowner voiced frustration with moving forward with Comcast.

1. Stated that the committee received a contract from Luxspeed and didn't understand why the contract is still being reviewed with Comcast
2. Stated that the cable committee was formed to make a decision and that the board made their own decision despite the committee's efforts
3. Stated that they believe the board members made decisions for their own personal reasons and not the community
 1. Board members stated that they made their decisions after feedback from everyone in the community
 2. The board stated that James had requested, in writing, for the committee to send all written documents that the committee received, and all that was received was flyers and marketing/sales materials. If there was a contract presented by Luxspeed, it was never shown to the Board

b. Homeowner asked if anyone has been closing and opening the gate to the pool parking lot

1. Currently no one is doing this. Prior homeowner, a volunteer, can no longer do it and we do not have any new volunteers. The board is considering paying someone to lock and open the gate each day and will discuss this further.

VIII. Adjournment

a. Marie motioned to adjourn at 7:23pm