

# Meeting of Board of Directors

## Maplewood Master Association

**Date:** Thursday, April 18<sup>th</sup>, 2024  
**Time:** 7:00 PM  
**Location:** Community Pool / Via Zoom

**Present:** Kandi Hacker, Bob Simmons, Robin Smith, Marie Doherty, Tom Carney

### MINUTES

- I. Call to Order & Proof of Notice
  - a. Meeting called to order at 7:01pm
  - b. Notice was posted and distributed in accordance with Florida statutes
- II. Approval of Minutes of Last Meeting
  - a. Robin motion to approve minutes from 3.21.24
  - b. Tom 2<sup>nd</sup>
  - c. Minutes approved (5,0)
- III. Officers Report
  - a. Presidents Report
    - 1. Comcast Project Update
      - 1. Locates needs to come back out for Radio Road. Fiber needs to run from Maplewood entrance, up Radio Road, to San Marcos Blvd.
      - 2. The old service will be cut off once, at minimum, 95% of the homes are switched over to fiber.
      - 3. Sod has been replaced multiple times at the same homes. They will no longer replace sod that is not being watered properly. New sod needs to be watered at least twice a day.
    - 2. Vandalism at the Pool
      - 1. The fire extinguisher was taken out of its case and sprayed in the pool lobby area. Camera footage was reviewed, it was a group of young boys. Pictures were distributed to those in attendance, in case anyone recognized them – no one did.
      - 2. The boys came in without a key – it was reiterated that the door must be closed in order for the pool to be properly secured.
      - 3. The police were contacted and a police report was filed.
    - 3. Documents Re-Write Update
      - 1. A committee has been formed and they met on April 17<sup>th</sup>. The committee is all in agreement that the association is due for a re-write. The committee will meet next month and plan to have a list of suggestions and recommendations for the board.
- IV. Management Report
  - a. Update on delinquencies
    - 1. The list of owners who have not paid their special assessments has decreased drastically, the board is encouraged by this.
    - 2. There are only a handful of people who are beyond 30 days past due.
  - b. Treasurer Report
    - 1. The Suncoast statements for the CD have not been received yet, but they should start coming in soon as Sunbiz has been updated with the annual filing report.

1. The status of the CD will be included in the balance sheet, once the statements start coming in.
2. It was requested that ADG4 make transfers from the operating account to the CD on a monthly basis.

V. Old Business

a. Reserve Study Update

1. There were 7 items that were noted with 0 years of life expectancy remaining. Some of these items are already on the project to-do list, others will be addressed ASAP.
2. The next reserve study is TBD, but probably won't be any time soon.

b. Financial Review Update

1. All information has been submitted by ADG4 and it is being reviewed by the accounting firm conducting the review (Gerstle, Rosen & Goldenberg).
2. Once the results come in, they will be forwarded to the board.
3. This is the first time a financial review will be conducted, to the board's knowledge.

c. Preserve

1. Marie, Robin, and James will meet with Trees N Stumps R Us next week to review the scope that was sent, plan, and get a solid start date.
2. Robin and Marie will be doing routine checks on the work, as the work progresses.

VI. Homeowner Questions and Comments

a. Comcast – An issue regarding a broken water pipe, twice, and increased water bills due to the breaks, was brought to the board's attention.

1. The homeowner was instructed to hire a plumber, save the invoice, and submit the invoice to the gmail address & Comcast for reimbursement.

b. No trespassing signs – it was asked where the signs went.

1. New signs are in the process of being delivered. Old signs had inaccurate information on them and were removed.

c. It was requested that the board accept a request to install a chicken coop in someone's backyard.

1. The board said that they would have to review this further, and will notify the homeowner on the decision.

d. There were discussions regarding a craft fair, the response from the community was positive, and there were suggestions to have a yard sale in conjunction with a craft fair in September/October. This would allow another yard sale to be permitted in the community during peak season.

VII. Adjournment

a. Meeting adjourned at 7:57pm.