



Meeting of Board of Directors Maplewood Master Association

Date: Thursday, May 16th 2024
Time: 7:00 PM
Location: Community Pool / Via Zoom

Zoom Meeting:

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

MINUTES

- I. Call to Order & Proof of Notice
 - a. Meeting called to order at 7:00am, notice posted in accordance with Florida statutes.
- II. Approval of Minutes of Last Meeting
 - a. 4.18.24 Minutes
 1. Robin motion to approved
 2. Tom 2nd
 3. (5,0)
- III. Officers Report
 - a. Presidents Report
 1. Comcast Project Update
 1. Permits were approved.
 2. The next phase is construction work from Radio Road to San Marcos Blvd. They will then be splicing to the homes and testing all homes in the next couple of weeks.
 3. An installation manager will come to the community and explain what will take place to complete installation and activate fiber. This will be at a Town Hall.
 4. The old system will remain operable until at least 95% of the community has been set up and converted officially to fiber.
 2. Vandalism at the Pool
 1. The young boy who discharged the fire extinguisher was caught by the police and the extinguisher was found in a lake.
 2. New fire extinguishers were replaced, updated to be compliant with new code. The pavers around the pool were power washed.
 3. Power washing and fire extinguisher invoices were sent to the sheriff's department for restitution.
 3. Signage
 1. New no trespassing signs have been purchased and they will be installed next week.

4. Secretary Report
 1. Documents Re-Write Update
 - a. The committee was supposed to meet this week but had to reschedule to next week.
5. Ceiling fans at the pool
 1. It was decided that the board will look into ceiling fans and get costs and proposals.

IV. Management Report

- a. Update on delinquencies
 1. There are only a handful of owners who remain delinquent, in one way or another.
 2. There was a home that had a lien on it, which had a balance that had now been paid. The home is also in the process of selling.
- b. Treasurer Report
 1. Despite a handful of delinquent owners, the association is good financial standing and on budget. There are no financial concerns, at this time.
 2. The CD continues to accrue interest, ADG4 is transferring money from the operating account to the money market reserve account monthly.

V. Old Business

- a. Preserve Project Update
 1. Marie, Robin and James met with Trees N Stumps R Us last week.
 2. The bulk of the work will begin in the 2nd week of July.
 1. They will do some preliminary work, as they have the availability, between now and then.
- b. Compliance Committee meeting 5/16/24
 1. One homeowner had been renting a room in their home.
 2. There was a healthy discussion of what the rules were presently and in the past. A fine was issued.
 3. The board used this as an opportunity to emphasize the importance of updating the documents, via the re-write.
 4. Marie mentioned that the HOA attorney informed us that the rules and regulations state a maximum fine of \$2,500 do not count because the bylaws still state \$1,000.
 5. The board requested that the neighborhood watch out for each other and themselves.
 6. There was an overall discussion about rules changing over the course of time, an historical lack of communication when rules were changed, and the desire to communicate properly moving forward.

VI. Homeowner Questions and Comments

- a. A homeowner requested the board change the rules so that homeowners can install a well on their lots.
 1. Marie is waiting the County to return her calls to see whether the County will allow the association to do this.
- b. There are two trees that were installed last summer along Crossfield that are dying. A Plus Tree Service will be contacted.
- c. A homeowner stated the Facebook page promoted a company to clean air ducts, and that they followed the recommendation, and had a terrible experience with them. "Air Duct Cleaning Services" was the name of the company and they strongly recommended that other homeowners avoid this company.

- d. The creator of the Facebook page noted that the people (Judy Rutherford & Lindsay Smith) who sent this message were not approved to join the group and the creator will be reaching out to customer support to see how this person was able to join the group.
- e. Robin mentioned again that there is a desire to have a craft show/fair, along with a yard sale in September.
 - 1. The county will be contacted on what is needed to have a craft fair that

VII. Adjournment

- a. Meeting was adjourned at 7:54pm.

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