



Meeting of Board of Directors Maplewood Master Association

Date: Thursday, October 17th, 2024
Time: 6:00 PM
Location: Community Pool / Via Zoom

Present: Marie Doherty, Robin Smith, Kandi Hacker, Tom Carney, Bob Simmons (Via Zoom)

MINUTES

- I. Call to Order & Proof of Notice – meeting called to order at 6:00 pm
- II. Approval of Minutes of Last Meeting
 - a. 09.19.24 Minutes
 - b. Tom motion to approve.
 - c. Kandi 2nd
 - d. (5,0)
- III. Officers Report
 - a. Presidents Report
 1. Neighborhood made a total of \$10,100 this year in interest, compared to \$1,500 last year.
 2. The garage sale and craft fair will be held this weekend.
 3. Preserve Maintenance
 1. Two proposals this far and another company will be coming out tomorrow. We hired an environmentalist from Turrell Hall & Associates to create a preserve maintenance plan to make sure we are compliant with the county's rules and regulations. Frequency for treatments will be at least 3-4 times for the first two years, and potentially 1 treatment per year for the following two years, with the goal to have no need for treatments after that.
- IV. Management Report
 - a. Financials
 1. We are currently in a good financial position and are finalizing the financial review.
 2. From a delinquency standpoint we are in a good position with only three owners currently delinquent.
 - b. Hurricane Milton
 1. We didn't budget for the extra storm cleanup of about \$1K. Six palm trees that were damaged along Sherbrook Drive will be removed and not replaced, but will be sodded over.
 2. The pool furniture was stored, and the pool pumps were shut off prior to the storm. Pool is now open.
 - c. Annual Meeting

1. Notice has gone out and the annual meeting will be held on Thursday, December 12th, 2024.

V. Old Business

a. Pool House Project Update

1. The county required us to have architectural drawings prepared. The drawings were sealed and submitted within a week. We expect to get the men's bathroom completed in November.
2. The women's bathroom is currently operational.

VI. Homeowner Questions and Comments

a. One homeowner wanted to know when the villas would be painted.

1. That will be answered at the Villas board meeting next week.

b. One homeowner asked what to do about some of the blacktop on Stanhope Circle because there are areas where it looks bad.

1. Robin said she can call the county, and they will come look at it and make repairs if necessary.

VII. Adjournment

- a. Tom motioned to adjourn at 6:25 pm
- b. Kandi 2nd
- c. (5,0)