



Meeting of Board of Directors Maplewood Master Association

Date: Thursday, November 21st, 2024
Time: 7:00 PM
Location: Community Pool / Via Zoom

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

MINUTES

- I. Call to Order & Proof of Notice meeting called to order at 7:00 pm
- II. Approval of Minutes of Last Meeting
 - a. 10.17.24 Minutes
 - b. Robin motion to approve
 - c. Tom 2nd
 - d. (5,0)
- III. Officers Report
 - a. Presidents Report
 1. Christmas Decorations should be up by Thanksgiving. We changed companies and they are doing more than Maplewood has done in the past. It's a three-year contract.
 2. Cameras – Our new camera company will be out on December 9th and 10th to upgrade our system so it's operational, and to add the additional camera. Training will be held at that time too. We also signed up for their monthly service contract.
 3. New Procedure on Mailing Dues Statements – We will now be mailing out the coupons for the whole year in the same mailing at the end of this year (for 2025) due to the rising costs of stamps and the time involved. Email consent forms were made available to owners.
- IV. Management Report
 - a. Treasurer Report – Still only four homes are delinquent.
 - b. 2025 Budget – Budget will be approved at the December meeting. In the proposed budget for 2025, quarterly dues will be staying the same.
 - c. Annual Meeting – The annual meeting will be held on December 12th, 2024 at 7 pm.
- V. Old Business
 - a. Pool Baths Update – Men's bathroom is still closed. The county is now requiring electrical drawings. We are looking into whether we need to hire an electrical engineer to do this, or is we can use one of the electricians we work with.
 - b. Documents Re-Write – Currently on 6th iteration. The board has decided not to rush the rewrite on the documents and would rather do it correctly rather than quickly.
- VI. Homeowner Questions and Comments:
 - a. Homeowner asked how long video footage is stored on the cameras. Five to ten days (when they are working).

- b. Homeowner asked what process there will be to get the documents approved? The community votes. Once they are approved, they will be put on the website.

VII. Adjournment

- a. Robin motioned to adjourn at 7:36 pm
- b. Bob 2nd
- c. (5,0)

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