



Meeting of Board of Directors Maplewood Master Association

Date: Thursday, December 12th, 2024
Time: 7:00 PM
Location: Community Pool / Via Zoom

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

MINUTES

- I. Call to Order & Proof of Notice meeting called to order at 7:00 pm
 - a. Roll Call of Board Members:
 - Marie Doherty – President
 - Tom Carney – Vice President
 - Bob Simmons – Treasurer
 - Robin Smith – Secretary
 - Kandi Hacker - Director
- II. Officers Report
 - a. Presidents Report
 1. Cameras – AAMI came out on December 9th. The pool area cameras are finished and operational. They will be back to train us and provide training manuals. The next phase will be to incorporate the front cameras into the system.
 2. Change in quarterly dues statement – We will be sending all four quarterly statements for 2025 in mid-December. It will be up to the homeowner to remember to send their payments on 1/1/25, 4/1/25, 7/1/25 and 10/1/25. Owners who are signed up for electronic statements will still receive their statements quarterly.
- III. Old Business - James
 - a. Pool Baths Update – We expect the permit to be approved any day now. The county removed their requirement for electrical drawings when we explained for the second time that no electrical work was done.
 - b. Comcast – The neighborhood has not yet reached 95% of the homes installed yet. Once the neighborhood has reached that percentage, Comcast and ADG4 will notify the owners. Pedestals from the old system will be removed at that point.
 - c. Preserve – The maintenance plan for the preserve will follow the environmental guidelines set forth by Turrell and Hall. This will also keep the preserve in compliance with the county.
 - d. Parking Lot Repaving – We already have received three quotes, and the work will commence in the spring, most likely once season has ended to minimize disruption of access to the pool.
 - e. Document Rewrite – The Board and ADG4 decided not to rush this important rewrite, and it will be continuing into 2025.

IV. New Business

- a. The budget for 2025 was distributed in October.
 1. Robin motioned to approve the budget for 2025
 2. Tom 2nd
 3. (5,0).
- b. Federal Corporation Transparency Act – The board has submitted the form.
The new board member will still have to submit his information.
- c. Proxy Vote to Waive the Financial Review – James asked homeowners if there was anyone who hadn't submitted a proxy to waive the financial review. Votes in favor were 39, opposed 4. The updated final tally was 40 in favor, 6 opposed. The financial review is waived.

V. Homeowner Questions.

- a. Homeowner heard rumor that permits weren't pulled for bathroom work – James explained that when the work was started, permits weren't required. Permits were required when the scope of work changed. This mistake was made in error. This has been discussed at prior board meetings and the situation has been rectified after a homeowner reported to the county.
- b. Why were the legal expenses in the 2024 budget so high? – This increase was due to the document rewrite, and the legal expenses have gone back down in the 2025 budget.
- c. Homeowner did not appreciate not being able to participate in the neighborhood garage sale – it is not up to the board to choose a date. The majority of the neighborhood agrees on a date and the board is only responsible for pulling the permits. Bob Simmons suggested forming an Events Committee to plan these things. The Events Committee could also work on garnering more neighborhood participation on Halloween night and also on planning a block party.
- d. Can ADG4 post the Board's certifications on the website? Yes we will. All board members have taken the course except for Robin who is leaving the board, and the new board member who has 90 days to complete it.
- e. Homeowner asked about getting her fence fixed after the hurricane – James said we will take another look at it and will get it fixed.
- f. Homeowner said Comcast is coming to his house for the 9th time – James asked the homeowner to send him an email, and he will forward it to the Comcast team. They are very responsive once they are aware of an issue. A second homeowner stated that they also have an issue and it was reiterated to send all Comcast related issues to ADG4 for escalation.

VI. Motion to adjourn at 8:03 pm

- a. Robin motioned to adjourn
- b. Tom 2nd
- c. (5,0)

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