



Meeting of Board of Directors Maplewood Master Association

Date: Thursday, January 16th, 2025
Time: 7:00 PM
Location: Community Pool / Via Zoom

MINUTES

- I. Call to Order & Proof of Notice at 7:00 pm
- II. Approval of Minutes of 11.21.24 Meeting
 - a. Tom Carney motion
 - b. Bob Simmons 2nd
 - c. (5,0)
- III. Officers Report
 - a. Presidents Report
 - 1. Recap 2024 Projects – Three major projects. The preserve cleanout, the Comcast switch, and the document rewrite. Preserve is completely done and we are on the maintenance portion now. Comcast is getting close to reaching 95% and we will send out notifications prior to the end. HOA documents are approximately 80%-85% done.
 - 2. GetQuorum – We are in the process of looking into a company to set up electronic voting for the neighborhood at a cost of \$1200.00 per year.
 - 3. 2024 YTD Interest on HOA Accounts – in 2023 the neighborhood made \$601 for the year. In 2024, the neighborhood made \$12,274.00
 - 4. Courtesy & Violation Notices – Starting next week we will be sending out courtesy notices for dirty driveways, dirty and moldy mailboxes and dead grass. Please start watering your lawns throughout the dry season.
- IV. Management Report
 - a. Treasurer Report – No delinquencies as of the 4th quarter of 2024, and only a handful of people haven't yet paid their 1st quarter dues for 2025.
 - b. Pool Fence Permit – The pool fence permit was never closed out in 2015. The company who put the fence in is not responding, and their license is revoked, so we are changing contractors to get the permit closed out by the end of the month. The original plans showed a chain link area for dogs, and that was never built, so we must provide the county with documentation that it was taken off the plans.
- V. Old Business
 - a. Pool Baths Update – The permit has been approved, and we are now receiving proposals from tile contractors for the project to be completed. ProTec plumbing will replace the fixtures and sign off on the project.
- VI. Homeowner Questions and Comments
 - a. A homeowner asked if the board would introduce themselves. Introductions were made.
 - b. A homeowner has been informed that there are neighbors that have been walking their dogs off leash. ADG4 will send out a reminder that it is a law that dogs need to be leashed and they also need to clean up after their dogs. A mention was

made regarding requiring DNA tests for dogs. The board will discuss this possibility.

- c. Homeowner thanked ADG4 for calling Collier County Code Enforcement to come and investigate a drainage problem in his yard caused by a French drain installed by a homeowner in Briarwood.
- d. Homeowner wanted to know if street legal golf carts are allowed in Maplewood and it was noted that the documents will be checked to see if they are permitted, however the sign at the Maplewood/Briarwood intersection states no golf carts allowed.
- e. Homeowner is concerned about the gate between Maplewood and Briarwood. They have noticed cars and a motorcycle going around and under the gate and the gate is currently broken. It seems like it is a safety issue so we need to look into getting the gate fixed and a sign to prevent people going through.
- f. Homeowner questioned why a 4-wheeler was going around the neighborhood spraying brown stuff on the streets? It is the county cleaning up hydraulic fluid that was spilled from a Waste Management truck leak. They have to apply it multiple times and it will take about a year for the hydraulic fluid stains to go away.
- g. Homeowner asked if the cameras are working and Marie said they are working now after we changed companies.
- h. Homeowner asked if we were following the reserve study recommendations on major projects. Answer is yes. The budgeting is going according to plan.
- i. Marie brought up the situation with the police having to be called regarding one homeowner having to call the police because another homeowner threatened to kill her dog next time. She requested to be kept informed if any other neighbors have issues with this neighbor who was threatening.
- j. Homeowner asked about the courtesy notice for his lawn. He wasn't sure what is wrong with his lawn and asked for clarification. It was explained how it works and that if he has a plan for improving it, as long as the HOA is informed and sees improvement, there won't be any fines issued.

VII. Adjournment

- a. Tom Carney motioned to adjourn at 8:13 pm
- b. Kandi Hacker 2nd
- c. (5,0)

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