



## Meeting of Board of Directors Maplewood Master Association

**Date:** Thursday, February 20<sup>th</sup>, 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 01.16.2025 Minutes
  - a. Bob Simmons motion
  - b. Tom Carney 2<sup>nd</sup>
  - c. (5,0)
- III. Officers Report
  - a. Presidents Report
    1. Dog Owner Responsibilities – Marie stated that the board is getting a lot of complaints about dogs being off leash or their dog waste not being picked up. Requested that whoever sees the behavior needs to take a picture and send it to a board member or ADG4. We cannot enforce any rules without proof.
    2. Muscovy Ducks – Same as above. Please take a picture if you see anyone feeding the Muscovy ducks and send it to ADG4 so they can take appropriate action.
    3. Comcast – There are 35 homes that still have not switched over to fiber. Emails will be sent to the homes that still need to make the switch.
    4. Events Committee – Cindy Ross talked about the Events Committee. They would like to plan a pizza party the first weekend in April before season ends, and asked for volunteers and ideas for future events.
    5. CD - Marie brought up opening another CD and will be investigating current interest rates and possibly opening another one, ideally one for six months or less.
- IV. Management Report
  - a. Treasurer Report – We only have about five owners that haven't paid their first quarter dues for 2025.
- V. Old Business
  - a. Pool Fence Permit Update – County got back with us today and we just need a Notice of Commencement on our change of contractor form. That will be signed and notarized and submitted by Marie Doherty tomorrow. The county will then approve our request, and we just have to submit a note stating the dog fence was never installed. After that, we can schedule an inspection to close out the permit.

- b. Bathroom Update – Threshold will be installed by Monday 2/24/25. After that is finished, Pro-Tec will be coming to re-install the toilet and sink and sign off on the plumbing for both bathrooms. We will schedule the inspection with the Collier County once all work is completed.

VI. Homeowner Questions and Comments

- a. Homeowner from Stanhope Circle questioned the permit for the bathroom. He stated that the permit has not been paid for and hasn't been picked up either. James was called and he stated that everything for the bathroom is in compliance with the County and the permit. Homeowner stated that there are many tradespeople in the neighborhood who would like to be considered for projects as they come up.

VII. Adjournment

- a. Tom Carney motioned to adjourn at 8:03 pm
- b. Ed Arnolde 2<sup>nd</sup>
- c. (5,0)

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