



Meeting of Board of Directors Maplewood Master Association

Date: Thursday, March 20th, 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 2.20.2025 Meeting
 - a. Bob Simmons motion
 - b. Tom Carney 2nd
 - c. (5,0)
- III. Officers Report
 - a. Presidents Report
 1. New CD – The HOA would like to open another CD at First Horizon bank for 7 months at an interest rate of 4.15%.
Edward Arnolde motion to approve the CD
Kandi Hacker 2nd
Motion Approved (5,0)
 2. E-Consent Form – Currently there are only 83 homes out of 217 that are signed up for e-consent. The board members will be working over the next couple of weeks to get more residents signed up by going door to door in the neighborhood.
 3. GetQuorum for Electronic Voting – Signing up for this service will save the neighborhood money. The yearly cost for the service is \$959.20 which is 20% off the regular price.
Tom Carney motion to approve GetQuorum
Edward Arnolde 2nd
Motion Approved (5,0)
 4. MSWebservices for Maplewood Website – The current website is very basic, and with the new Florida Statutes we must make sure that the website is up to par and this company is very easy to work with and responsive when changes need to be made.
Tom Carney motion to approve hiring MSWebservices
Bob Simmons 2nd
Motion Approved (5,0)
 5. Landscaping Project at 649 Crossfield – The row of Areca Palms that are infected with Ganoderma along the north side of this property need to be removed and replanted with Clusias. The board currently has three bids. No irrigation lines will need to be run to this area.
Tom Carney Motion to approve Earthcare bid.
Bob Simmons 2nd
Motion Approved (5,0)

IV. Management Report

- a. Treasurer Report – Only four units still need to pay their Q1 dues. They will be receiving late fees and interest. Through February we are right on target as far as the budget goes.

V. Old Business

- a. Pool Fence Permit Update – Permit was pulled in 2015, but the contractor never closed it out. We are trying to change contractors from Affordable Fence, so we are currently working on that and then we will submit plans showing that the dog area was never built. After that, the county will just have to inspect it, and the permit will be closed after that.
- b. Bathroom Update – permits were paid, but the hold up was waiting on the work to get finished. Protec Plumbing was hired to be the subcontractor, but they wanted to make the bathroom ADA compliant, so we hired Aztec Plumbing to put all of the fixtures back on. The bathroom is done, and the Certificate of Completion has been issued.

VI. Homeowner Questions and Comments

- a. Homeowner wants to put mulch around some trees in her yard but wanted to make sure that if she did that, the trees wouldn't become her responsibility to maintain in the future. Homeowner was assured that the trees would still be the responsibility of the HOA.
- b. Homeowner wanted to know if there could be an evening to demonstrate the new website on the TV at the pool so residents could learn how to navigate it once it is up and running. We will plan something once the website is finished.
- c. Homeowners expressed concerns about residents speeding down Sherbrook Drive. We will reach out to the county to see if they can do a study in 'season' to see if speedbumps are warranted.

VII. Adjournment

- a. Tom Carney motioned to adjourn at 7:58 pm
- b. Edward Arnolde 2nd
- c. (5,0)

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