



Meeting of Board of Directors Maplewood Master Association

Date: Thursday, May 15th, 2025
Time: 7:00 PM
Location: Community Pool / Via Zoom

MINUTES

- I. Call to Order & Proof of Notice at 7:00 pm
- II. Introduction of Board to the Meeting Attendees
- III. Approval of Minutes of 04.17.2025 Meeting
 - a. Tom Carney Motion
 - b. Edward Arnolde 2nd
 - c. (5,0)
- IV. Officers Report
 - a. Presidents Report
 1. E-Consent – Currently at 84% participation and still receiving forms.
 2. Front Entrance – Added stainless steel cable ties to prevent people off the street from charging their phones and bikes behind the front entrance sign.
 3. New Law Firm – Interviewed a new law firm that will be more responsive to the needs of the neighborhood and would like a motion to hire the new law firm, Cowan Boyd.
 - Edward Arnolde made motion to hire new law firm
 - Bob Simmons 2nd
 - (5,0)
- V. Management Report
 - a. Treasurer Report – James Frazitta from ADG4 recapped the standings of each account. The neighborhood is in good standing at the moment, we are under budget on a lot of items, and overall, the association is in very good financial standing. There are currently only four homeowners who are delinquent.
- VI. Old Business
 - a. Pool Fence Permit Update – Collier County has approved the change to ADG4 as the contractor so the permit from 2015 can be closed out. We are in the process of resubmitting the revised plans, then we will schedule an inspection and close it out.
- VII. Homeowner Questions and Comments –
 1. The next Board Meeting will be in September.
 2. Homeowner mentioned that he hopes the pool permit situation will be resolved quickly.
 3. Comcast is quickly approaching the one year mark from when the fiber project started. The neighborhood isn't at 95% yet.
 4. Homeowner mentioned that he is working with the county to fix an issue he is having with a Briarwood resident's French drain causing water to pool in their backyard. He will keep the board updated on the resolution.

VIII. Adjournment –

1. Tom Carney made motion to adjourn at 7:32 pm
2. Kandi Hacker 2nd
3. (5,0)

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