



Maple Lakes Homeowners Meeting Minutes

November 6, 2022 @ 7733 34th Court East

4pm Meeting Call to Order from Bill Page, Sitting President

Board Members Present:

Bill Page, Temporary President
Becky Fleming, Treasurer
Joy Page, Temporary Secretary

Homeowners Present:

David Fleming
John Schmidle
Jeff Pothul
Maria Clough & Son
J. Eric Fitzgerald

Last quarters minutes July 2022 minutes accepted by Joy Page, Becky Fleming

Treasurer's Report:

Currently our account balance as of 10/31/22 has \$26,639.48 with a few bills for the year still outstanding.

Discussions:

1. We need contracts from all vendors such as lake doctors, landscapers etc. we need to keep accurate accounting and records.
2. What does lake doctors do for the lakes. Discussed there being an alligator sighting in the front lake and John had someone come out to try to catch it twice with no success. A letter should be sent to residents surrounding the lake to warn of possible alligator.
3. 48 Fence panels were damaged in the storm. They were repaired.
4. Bill had called Green Valley Landscaping and spoke with Tim. He is the manager and was not aware of issues. Tim made it clear he will make sure grass is cut in timely manner. It was determined extra mulch or plantings would be a separate cost. We had Green Valley change the mulch for \$240.
5. Reviewed Presidents letter and Budgets for this past year and next year. We all felt the yearly fee's are sufficient coverage and we do not need to increase for next year.
6. Eric Fitzgerald, a 30 year resident here spoke. Was a prior board member for 8 years. We spoke about a hole opening up in the road way in front of Peter Paul's property – its been repaired at least four times. We will confirm the street repairs are on Manatee County.
7. Old Business – we collected past due yearly due's. There was some discrepancies in how many homes were in the community, some of our paper work had an address on it of 7804 34th Ct E, that we have verified does not exist. We have removed that address from the list and we have a total of 60 homes in our community.

8. Discussions on how to have homeowners follow the rules of the HOA. Sending letters. Renters in our community issues. Homeowners need to get certified letters if not following rules. If necessary have cars towed from parking on grassy areas. Towing of commercial vehicles. A first round of letters was sent. Second notices to follow if necessary. Discussed liens on the property. Need to have good records for traceability.
9. Spoke about applications for homeowners and renters. Background checks should be performed. We will get a price to see what it costs.
10. Storm debris is still in the community. The county has not completed their pick up as of yet.
11. Nomination forms will be sent out with the presidents letter to try to get the residents here to be more involved with the community and hopefully the board.
12. Bringing the community together by scheduling some events such as barbecue or block party. Inviting the renters as well. Would be nice to have someone be able to translate for the Spanish community members.
13. Spoke about 7810 34th Ct E – they installed a fence that blocks off the public access to the lake. We need to send out letters to have it removed. We need to open the lake back up to the residents to access easily. Possibly explore the possibility to have a path around the lake cleared for a walking path.

The next special HOA Meeting in January will be held for the elections of nominated candidates. The day and time will be determined and posted on our website.

www.maplelakes.info