

MAPLE LAKES HOMEOWNERS' ASSOCIATION, INC.  
SUNDAY, JANUARY 21, 2018 2:00 PM  
4744 Carrington Circle (Ridenour home)

BOARD MEETING MINUTES

Call to Order 2:30 pm

PRESENT: Maria Lelinho, President; Jane Connolly, Vice President; Rich Ridenour, Secretary; Cheryl Kessen, Treasurer; Joseph Ganey, Past President (arrived later)

Quorum of the Board was confirmed.

**ORDER OF BUSINESS**

**OLD BUSINESS:**

1. **Dues:** Feb. 1 is the deadline to pay dues for 2017 (2016: 9 unpaid) (2017 to date of meeting: 24 paid in full and 2 pd half)

It was agreed by the board that a \$30 late fee per month starting in February capping in May at \$120 at 4 fines for each month passed due. This represents 10% per month capping after four months.

2. **Outstanding dues:** 7810 34<sup>th</sup> Ct had \$1400 dues unpaid since 2009 and the property recently resold. (Owner settlement with bank was \$1200 to Maples Lakes HOA per Joe Gainey statement.)

3. **Treasurer Report:** Cheryl Kessen reported \$4,000 in reserves at Regions Bank. Board will consider Ally bank 1.45% interest account.

4. **Vendors:** Our Landscaper, Green Valley (\$365 mo.) contract ends in April. Accurate Tree Service and Lake Doctors are additional vendors.

5. **Common area insurance:** Do we need Insurance on fence? Fence repairs from IRMA: \$450 materials were approved by Joe. Owner John Cetera performed work on the fence and was told he could not be paid for liability reasons. Joe Ganey said witnesses were there for discussion. MLHOA received an invoice from John for \$950 that was not agreed to. The board agreed to present John a \$300 gift visa card for his efforts.

6. **HOA Board Insurance:** Auto Owners liability insurance to be reviewed and considered.

7. **Registering with State of Florida:** Maria Lelinho will submit Sunbiz application to register the new board with State of Florida. Last submission was March 17.

## **NEW BUSINESS**

1. **Board Members:** Joe Ganey said we need 5 members per Sunshine statutes – Cheryl to nominate a new member.

2. **Unanimous board vote approved a new amendment to require applications to buy or rent** in Maple Lakes Homeowners Association. This will include a security check for renters and owners for a fee of \$100. Secretary Rich Ridenour will provide applications.

3. **Estoppels fees** are \$50. For future consideration, a \$100 fee.

4. **Signage:** Board voted to dispose of old signs and purchase new signs at \$72 each per Maria Lelinho research.

5. **Architectural review:** Rich will take care of installing post light and remove planks behind fence.

6. **Emails:** Rich to work on obtaining emails from residents for future correspondence. Please forward any of your neighbors emails you might have!

### **7. Next meetings to be announced:**

April 22, 2018 Sunday Jane Connolly residence 7809 34<sup>th</sup> Ct E 4 PM

July 22, 2018 Sunday Cheryl Kessen residence 7731 34<sup>th</sup> Ct E 4PM

October 21, 2018 Sunday Jane Connolly residence 7809 34<sup>th</sup> E 4PM (annual meeting)

### **Adjournment:**

There being no further business the meeting adjourned at 4:30 pm.

ATTEST:

Rich Ridenour, Secretary