

**MAIDSTONE / RESERVE PROPERTY OWNERS' ASSOCIATION, INC.  
BOARD OF DIRECTORS AND BUDGET WORKSHOP MEETING MINUTES**

**WEDNESDAY, JANUARY 31, 2024 AT 1:30 PM.**

**Island Club  
9200 One Putt Place  
Port St. Lucie, FL 34986**

**CALL TO ORDER – QUORUM ESTABLISHED:**

Charles Gazarek called the meeting to order at 1:37 p.m. Board members present that constitute a quorum were Chris Addieg, Mike Quinn, John Gonzalez, and Charles Gazarek. Bill Carr was absent. Representing Lang Management was Julie Francis.

**HOMEOWNER COMMENTS ON AGENDA ITEMS:**

A Homeowner had comments on sod issues on lot 142/143. ABL came out to take a look at the area and he is looking for an estimate from them. This will be looked at on tomorrow's walkthrough and Julie Francis will reach out to ABL on the status of the estimate.

**APPROVAL OF PREVIOUS MEETING MINUTES:**

Chris Addieg made a motion to approve the December 27, 2023, meeting minutes; Charles Gazarek seconded; all were in favor.

**PRESIDENT'S REPORT**

Charles Gazarek updated the board and homeowners on trimming and removing of invasive trees on Legends Drive. Charles Gazarek and Barb Lasher had a meeting with members of the Master POA Landscape Committee. Charles Gazarek is working with management on a "who to call" document to help homeowners who may have questions. Charles Gazarek will be working with the Board and Management on a Mostly Monthly Maidstone newsletter. Charles Gazarek reported on the lunch provided for ABL who were very thankful for the gesture.

**TREASURER'S REPORT**

The December 2023 financials were included in the board package and discussed. John Gonzalez reported there was a small surplus for the year. The Authorization to close the books for 2023 has been signed and will be submitted to accounting.

**MANAGER'S REPORT**

Julie Francis updated the board on the recent walk-through. Management and ABL spoke with the h/o's who have weed/sod issues. We will continue to work with both IPM and ABL on this issue and this will be looked at again on the walk-through scheduled for tomorrow. Management spoke with the h/o's for 7300 Bob O Link who has the roof cleaning scheduled for this coming Monday. Several others have been completed.

**COMMITTEES**

- a. ARC – The ARC reports for October, November, and December 2023 were submitted and will be made a part of these meeting minutes. Rita Ferrara updated the board on ARC meetings over the past three months.
- b. Legal – Nothing to report for this month.
- c. Communications Report- John Gonzalez reported the website is up to date.
- d. Welcome Committee- The Welcome meeting reports were submitted for November and December 2023 were submitted and will be made a part of these meeting minutes. Welcome Committee- A member of the welcome committee has resigned. Charles Gazarek made a motion to appoint Chris Addieg to the Welcome Committee. John Gonzalez seconded. All were in favor

- e. Neighborhood Watch – No report for this month. A meeting and presentation is scheduled for February 1<sup>st</sup>, 2024. John Gonzalez made a motion to approve up to \$100.00 per meeting three times a year for the Neighborhood Watch. Mike Quinn Seconded. All were in favor.
- f. Social Committee – Chuck Gazarek reported there was no party in January. The next one will be scheduled for March right around St. Patrick's Day.
- g. Landscape Committee- The setup and take down for the Holiday decorations was completed by members of the committee.

#### **UNFINISHED BUSINESS**

- a. Roofing- Bill Carr was absent and reported to management there are No New updates on this topic at this time. Bill Carr has submitted more information.
- b. Unclaimed Security Deposits- John Gonzalez has submitted sample letters to send out to homeowners whom we have unclaimed security deposits for. This will be sent out via USPS. Any refunds should be sent out by certified mail. John Gonzalez can also help the HOA Admin with a mail merge to complete this mailing.
- c. Entryway Landscaping- Barb Lasher updated the board on the entryway landscaping project. The HOA redesign of the median was discussed. The Master POA has questions and has requested clarification on the proposal submitted by ABL. Barb Lasher and Charles Gazarek will follow up with both ABL and the Master POA on this issue.
- d. Sod Issues at 142/143- This was discussed under homeowner comments on agenda items and manager report.

#### **NEW BUSINESS**

- a. Landscape Charter- Chris Addieg made a motion to approve the proposed Landscape Charter. Mike Quinn seconded. All were in Favor. Members of the Landscape Committee will be Carolyn Luxion, Judy McIntyre, and Barb Lasher.

#### **HOMEOWNER FORUM**

A homeowner had questions about garden decorative flags in the neighborhood. Dog waste in the neighborhood was discussed. Another homeowner had comments on tenants and alerting the master they have moved out and to see if they can deactivate the Master T-Sticker. Management will reach out to the owner (7232) to update the HOA on the current lease process and remove the information from the renter. Another homeowner had comments on Master POA Security.

#### **NEXT MEETING DATE**

The next meeting will be on February 28<sup>th</sup>, 2024 at 1:30 pm.

#### **ADJOURNMENT:**

With no further business to discuss Charles Gazarek made a motion to adjourn, the meeting at 2:59 pm John Gonzalez seconded; all were in favor.

Respectfully submitted:



Property Manager  
Lang Management Company

Accepted by:



Maidstone/Reserve P.O.A., Inc  
Board of Directors