

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

**THURSDAY, OCTOBER 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 1:31 p.m. Board members present to constitute a quorum were Chris Addieg, Charles Gazarek, Mike Quinn and Bill Carr. John Gonzalez was absent. Representing Lang Management was Julie Francis and Arna Orlando from Lang corporate accounting office.

**HOMEOWNER COMMENTS ON AGENDA ITEMS:**

One homeowner had a question and comments on the amended Rules and Regulations to be adopted. Another homeowner had a question about the budget and prior year's surplus.

**APPROVAL OF PREVIOUS MEETING MINUTES:**

Chris Addieg made a motion to approve the September 25, 2024, meeting minutes. Bill Carr seconded. All were in favor.

**PRESIDENT'S REPORT**

Charles Gazarek thanked members of the Board for their hard work and presented certifications of appreciation to each Board member. Charles Gazarek reported he has received comments from several homeowners on the landscapers and Charles Gazarek would like to do another lunch for the vendors, tentatively on November 14<sup>th</sup>.

**TREASURER'S REPORT**

The September 2024 financials were made a part of the Board package. The AR report was discussed. Chris Addieg made a motion to approve the September financials. Bill Carr seconded. All were in favor. Charles Gazarek made a motion to write off \$0.03 on account 033444412 and \$0.63 on account 033444633. Chris Addieg seconded. All were in favor. Management reported two homeowners have asked for late fee waiver requests, accounts 033468783 and 033444428. Chris Addieg made a motion to approve the late fee waivers for both accounts. Mike Quinn seconded. All were in favor.

**MANAGER'S REPORT**

Julie Francis reported on the October 3rd walk through, fourteen letters have been sent out for dead grass, tree removals, pavers, roof and general pressure cleaning as well as a flag. The Irrigation Clock needed to be replaced in late September ABL submitted a proposal for the repair for \$1,762.98. Chris Addieg made a motion to ratify and approve the proposal. Charles Gazarek seconded. All were in favor.

**COMMITTEES**

- a. ARC – The ARC reports for September were made a part of the Board package.
- b. Legal – The associations attorney has reached out regarding account 033444340. The account was never settled with the attorney and has attorneys fees. The Attorney would like to know if the Board wishes to place a lien on the property. Lang Management has received an estoppel request this week on this property. Accounting has reached out to the attorney to advise of the estoppel request. The Board does not wish to file a lien and wants to close the file and add the fees to the homeowners account. Julie Francis will follow up with the Maidstone attorney.
- c. Communications Report- Charles Gazarek reported the zoom call is working well with management running the call.
- d. Welcome Committee- The Welcome meeting report submitted for September 2024 was made a part of the Board package for this meeting. Sales and short-term leases in Maidstone were discussed.

- e. Neighborhood Watch –The Neighborhood Watch report was submitted after the Board packages were printed. Management provided copies to supplement the Board package. Incidents with a biker rider in PGA Village were discussed, along with the upcoming Neighborhood Watch meeting on November 14<sup>th</sup> at the Island Club.
- f. Social Committee – Charles Gazarek suggested trying another event the week after Thanksgiving.
- g. Landscape Committee- Mulch installation was discussed and will begin on November 4<sup>th</sup>. Julie Francis will send out an e-blast to Maidstone homeowners along with information on how to contact ABL for those that wish to have additional mulch installed.

#### **UNFINISHED BUSINESS**

- a. Unclaimed Security Deposits- Accounting has requested copies of the leases for the unclaimed deposits. Julie Francis and the admin are researching to see if we still have copies of past leases from this long ago.
- b. Upcoming Rules and Regulations Change- Chris Addieg has prepared the updated Rules and Regulations to include Hurricane Protection guideline, roofing options, ARC guidelines. More changes are going to be made to the document prior to adoption. 2 members of the Board will get together with members of the homeowners and ARC committee to define the changes.
- c. Roof Options in Maidstone  
Bill Carr has submitted the roof option recommendation to the Board for changes in the upcoming Rules and Regulations Change.

#### **NEW BUSINESS**

- a. 2025 Budget Adoption- The 2025 Budget was discussed. Chris Addieg made a motion to approve the 2025 budget and footnotes as presented at \$500 per quarter. Bill Carr seconded. All were in favor. Chris Addieg made a motion to approve the updated contracts from ABL and IPM. Charles Gazarek seconded. All were in favor.
- b. December Meeting Date falls on the 25<sup>th</sup>. No December meeting will be scheduled, and the Board will resume in January 2025. Changing the times and dates of the 2025 meetings were discussed.

#### **HOMEOWNER FORUM**

A homeowner had questions on extra mulch. Another homeowner had comments on creating a list of items to work on with Management and the Board, Mike Quinn will work on this.

#### **NEXT MEETING DATE**

The next meeting will be the Annual Meeting on November 18, 2024, at 6:00 pm.


#### **ADJOURNMENT:**

With no further business to discuss Chris Addieg made a motion to adjourn, the meeting at 3:04 pm Bill Carr seconded. All were in favor.

Respectfully submitted:

  
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Property Manager  
Lang Management Company

Accepted by:

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