

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

**MONDAY, DECEMBER 09, 2024, AT 2:00 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 2:02 p.m. Board members present to constitute a quorum were Chris Addieg, Charles Gazarek, Bill Carr and Vivienne Salkey. Mike Quinn was absent. Representing Lang Management were Julie Francis and Raffi Deradourian.

**HOMEOWNER COMMENTS ON AGENDA ITEMS:**

One homeowner had comments and questions on the Updated Rules and Regulations and 2025 Committee Review.

**APPROVAL OF PREVIOUS MEETING MINUTES:**

Chris Addieg made a motion to approve the November 18, 2024, Organizational meeting minutes. Bill Carr seconded. All were in favor.

**PRESIDENT'S REPORT**

Charles Gazarek commented on the recent Master PGA Village POA meeting. The Rainbow Groves project near PGA Village was discussed. Chuck Gazarek commented on the Holiday lights at the entrance, the Board may investigate hiring someone to do this in the future. Plans for visitors coming through security into PGA Village was discussed.

**TREASURER'S REPORT**

The October 2024 financials were made a part of the Board package. The AR report was discussed. Charles Gazarek made a motion to approve the October financials. Chris Addieg seconded. All were in favor. Charles Gazarek made a motion to write off \$0.03 on account 033444516. Chris Addieg seconded. All were in favor.

**MANAGER'S REPORT**

Raffi Deradourian reported on the December 5th walk through, eight letters have been sent out for dead grass, tree removals, and pressure cleaning.

**COMMITTEES**

- a. ARC – The ARC report for October were made a part of the Board package.
- b. Legal – Nothing to report
- c. Communications Report- N/A
- d. Welcome Committee- The Welcome meeting report submitted for October 2024 was made a part of the Board package for this meeting. Rita Ferrara updated on two pending Welcoming meetings that need to be held.
- e. Neighborhood Watch – A report was provided to the Board and Management at the meeting. The December 2<sup>nd</sup> meeting with PGA Village POA Board President and Property Manager was discussed along with changing the name of the committee and becoming a PGA Village Ad-hoc Committee of the PGAV Government and External Relations Committee.
- f. Social Committee – Charles Gazarek updated the Board and members on the upcoming party. A Sunday Brunch was discussed, Bill Carr reached out to The Legacy and they will need a minimum of 50 people to open on Sunday.
- g. Landscape Committee- N/A

## **UNFINISHED BUSINESS**

- a. Unclaimed Security Deposits- The HOA Admin is working on obtaining copies of the leases to go along with the deposits Maidstone has not been able to return. Charles Gazarek will be reaching out to the state to see how we can turn the money left over to the state.

## **NEW BUSINESS**

- a. 2025 Committee Review  
Chris Addieg a motion to accept the ARC Committee as listed below. Charles Gazarek seconded. All were in favor. Chris Addieg made a motion to amend the ARC charter that no member of the ARC committee can be on the Dispute Committee. Bill Carr Seconded. All were in favor.

### **ARC Committee**

Rita Ferrara- Chairperson  
Bob Tauber- Member  
Patricia Gray- Member  
Carolyn Luxion- Member  
Daniel Thompson- Member  
Maureen Spooner- Member  
Judith McIntyre- Member

Charles Gazarek made a motion to dissolve the **Legal Committee**. Chris Addieg seconded. All were in favor.

Charles Gazarek made a motion to dissolve the **Communications Committee**. Chris Addieg seconded. All were in favor.

Bill Carr made a motion to accept the Welcome Committee as stated below. Chris Addieg seconded. All were in favor.

### **Welcome Committee**

Rita Ferrara- Chairperson  
Mike Quinn- Member and Board Liaison  
Chris Addieg- Member and Board Liaison

Chris Addieg made a motion to accept the Neighborhood Watch Committee as stated below. Bill Carr seconded. All were in favor.

### **Neighborhood Watch Committee**

Nancy Moriarty- Chairperson  
Tom Edwards- Member  
Marilyn Tauber- Member  
Marielena Gazarek- Member

**Social Committee will be tabled until next months meeting.**

**Landscape Committee will be tabled until next months meeting.**

Chris Addieg made a motion to accept the Dispute Committee as stated below. Bill Carr seconded. All were in favor.

Chris Addieg made a motion to amend the Dispute Charter that no member of the Dispute Committee can be a member of the ARC committee. Bill Carr Seconded. All were in favor.

**Dispute Committee**

Marilyn Tauber- Chairperson

Marilyn McDougall- Member

Dennis Sher- Member

Alan Keller- 1<sup>st</sup> Alternate

- b. Adoption of New Rules and Regulations- Chris Addieg made a motion to approve the updated Maidstone Rules and Regulations to include a purpose, roof repair and replacement, storm hurricane protection, accessories, ARC applications, vehicles, burning, rental and homes for sale and repainting for homes and doors. Bill Carr seconded. All were in favor. The updated Rules and Regulations will be posted on the homeowner portal and mailed as required.

**HOMEOWNER FORUM**

A homeowner had questions on the roof rule and regulations adopted at today's meeting. Roofs in Maidstone were discussed in detail. Adding AR balance and the number of homeowners in arrears to the Treasurers report was discussed. Hiring someone to decorate the entrance to Maidstone next year was discussed, several homeowners will be looking into this option.

**NEXT MEETING DATE**

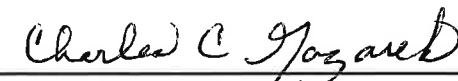
The next meeting will be on Friday January 24, 2025, at 2:00 pm.

**ADJOURNMENT:**

With no further business to discuss Chris Addieg made a motion to adjourn, the meeting at 3:14 pm Charles Gazarek seconded. All were in favor.

Respectfully submitted:

Accepted by:

  
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Property Manager  
Lang Management Company  
\_\_\_\_\_  
Maidstone/Reserve F.O.A., Inc  
Board of Directors