

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

WEDNESDAY, JUNE 26, 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 1:32 p.m. Board members present to constitute a quorum were Chris Addieg, John Gonzalez, Charles Gazarek and Mike Quinn. Bill Carr was absent. Representing Lang Management were Julie Francis and Raffi Deradourian.

HOMEOWNER COMMENTS ON AGENDA ITEMS:

One homeowner had comments on the upcoming Rules and Regulations. Other homeowner had questions on the Maidstone wall and landscaping which would be covered under homeowner forum.

APPROVAL OF PREVIOUS MEETING MINUTES:

Chris Addieg, made a motion to approve the May 22, 2024, meeting minutes. John Gonzalez seconded. All were in favor.

PRESIDENT'S REPORT

Charles Gazarek updated the Board and homeowners on the wall issue with the Master POA. There has not been much traction on this and Airbnb rentals in the community. He also commented on a recent irrigation emergency that happened on a Sunday, which required a valve to be turned off.

TREASURER'S REPORT

The May 2024 financials were made a part of the Board package. Charles Gazarek made a motion to approve the May financials. Chris Addieg seconded. All were in favor. The AR report was discussed, the Board requested for account 033444242 to be sent to the attorney for further collections.

MANAGER'S REPORT

Raffi Deradourian updated the board on the recent walk-through. Letters were sent pressure clean several roofs, several more are being monitored now that we are getting more rain and hot weather. A letter was sent for yard art, plants growing in gutters. The CDD has reached out to Lang Management about a water meter box that is covered under mulch. This was not been able to be located by ABL and Raffi Deradourian. The walk-through will be re-scheduled for July 1st at 9:00 am due to the upcoming holiday. There was a discussion about having a member of the ARC committee joining the walk throughs. Raffi Deradourian will include the ARC chair on the reminder email.

COMMITTEES

- a. ARC – The ARC report for May was made a part of the Board package. Rita Farrara has requested a motion to suspend a decision on adding Behr N480-5 to the approved color list, a motion to request the Board to change the process that currently requires Board approval to add paint colors to the front door paint pallet by transferring that responsibility to ARC and a motion to suspend review of 7313 Bob O Link until after Board votes on Motion 1 and 2. This was discussed in detail and will be tabled the next meeting.
- b. Legal – Nothing to report for this month.
- c. Communications Report- John Gonzalez reported he will be updating the website with updated documentation.
- d. Welcome Committee- The Welcome meeting report submitted for May 2024 will be made a part of these meeting minutes.

- e. Neighborhood Watch – A report submitted by the Neighborhood Watch committee was submitted and will be a part of these minutes. Comments were made on the Maidstone wall and was discussed at length.
- f. Social Committee – Charles Gazarek spoke about the possible upcoming “Dog Show” neighborhood event.
- g. Landscape Committee- Barb Lasher thanked the Board and management on recent information sent out to the community. A French drain was discussed in detail. Management will take a look at this at the upcoming walk through.

UNFINISHED BUSINESS

- a. Unclaimed Security Deposits- Julie Francis updated the deposit balance is down to \$19,270.00 as of May 31, 2024
- b. ABL to Replace Hedges around Electric Box near 9005 Houndslake-
ABL has installed the new hedges. A homeowner at 9005 Houndslake has offered to help with watering. This will be removed from future agendas.

NEW BUSINESS

- a. Expired CD
A discussion was had about the recently expired CD. Chris Addieg made a motion to invest the proceeds to a CD with Amerant. John Gonzalez seconded. All were in favor.
- b. Tree Trimming Proposal
PCF has submitted a proposal for trimming Oaks and Palms including the removal of seed pods, Divine Design has submitted a proposal for Palms and seed pods. Oaks were trimmed in 2023 and done every other year. Chris Addieg made a motion to approve the proposal from PCF, removing the Oaks from the proposal. Charles Gazarek seconded. All were in favor. Management will work on scheduling with the vendor.
- c. Upcoming Rules and Regulations Change
Changes to the Rules and Regulations for Maidstone were discussed including roofing, front door colors. The Board will work with the committees to review the current rules and regulations and what changes are to be voted on at a future meeting.
- d. Board Action on Unresolved Issues
Charles Gazarek made a motion that Management be authorized to send notice that the Board has levied a fine against lot 22 of \$25.00 per day up to \$1000.00 and that the owner be given at least 14 day- notice of an opportunity for a hearing before a committee who will consider to confirm or reject the fine levied by the Board. Chris Addieg seconded. All were in favor.

HOMEOWNER FORUM

A Homeowner had comments on Airbnbs. Another homeowner had comments on roofing options and upcoming rules and regulations changes. The 2024 legislative updates were discussed.

NEXT MEETING DATE

The next meeting will be on July 24, 2024, at 1:30 pm.

ADJOURNMENT:


With no further business to discuss John Gonzalez made a motion to adjourn, the meeting at 3:20 pm Chris Addieg seconded. All were in favor.

Respectfully submitted:



Property Manager
Lang Management Company

Accepted by:



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