

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

WEDNESDAY, AUGUST 14, 2024 AT 12:00 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 12:00 p.m. Board members present to constitute a quorum were Chris Addieg, John Gonzalez, Charles Gazarek, Mike Quinn and Bill Carr. Representing Lang Management were Julie Francis and Raffi Deradourian.

HOMEOWNER COMMENTS ON AGENDA ITEMS:

One homeowner had comments on a request to add Behr- N480-5 Adirondack Blue to the approved front door color list.

APPROVAL OF PREVIOUS MEETING MINUTES:

Mike Quinn made a motion to approve the June 26, 2024, meeting minutes. Bill Carr seconded. All were in favor.

PRESIDENT'S REPORT

Charles Gazarek reported on access issues into the community on the south side of Maidstone, cleared land with beer bottles and trash were discovered. There was a report from a homeowner of an Amazon driver accessing the community via the wall. The POA was alerted to this and it was suggested by PGA Village security that if a homeowner sees this, they should call 911. Charles Gazarek will be following up with the PGA Village Safety Committee. Charles Gazarek would like to reopen the roof discussion to be included in the upcoming rules and regulations change.

TREASURER'S REPORT

The June 2024 financials were made a part of the Board package. The AR report was discussed. Charles Gazarek made a motion to write off .63 for accounts 033444580, 033444555. Bill Carr seconded. All were in favor.

MANAGER'S REPORT

Raffi Deradourian reported on the recent walk through, several roofs are being monitored for pressure cleaning and several letters were sent to have roofs pressure cleaned. IPM will fertilize a gardenia plant. A letter was sent for red mulch that was put in to replace ornamental rocks. Raffi Deradourian reported that six roofs were noticed today, during a drive through, that need to be pressure cleaned, letters were sent out today.

COMMITTEES

- a. ARC – The ARC report for June was made a part of the Board package. A home that had a sliding glass door removed was discussed. There are items missing from the application and will need to be resubmitted to the Maidstone ARC and then submitted to the Master POA ARC Committee.
- b. Legal – Nothing to report for this month
- c. Communications Report- John Gonzalez had nothing to update for this month.
- d. Welcome Committee- The Welcome meeting report submitted for June 2024 was made a part of the Board package for this meeting.
- e. Neighborhood Watch –There was no report submitted for this meeting. Charles Gazarek updated on the recent walk along the Maidstone wall.
- f. Social Committee – Charles Gazarek is looking at the first week in September for the next social event, a Hawaiian theme will be planned.
- g. Landscape Committee- Barb Lasher had comments on a drain that has been looked at over the recent months. The Maidstone median was discussed.

UNFINISHED BUSINESS

- a. Unclaimed Security Deposits- Julie Francis reported there has been no change since the last meeting. Management has not received any other responses from letters sent out to homeowners. Julie Francis will reach out to accounting to see how we turn over these funds to the State of Florida.
- b. Upcoming Rules and Regulations Change- Chris Addieg asked that the ARC committee send changes that they would like to be made to him, and he will make the changes to the Rules and Regulations document. Maidstone Hurricane Guidelines and Maidstone ARC Guidelines were discussed.

NEW BUSINESS

- a. Tree Trimming Schedule- Julie Francis and Raffi Deradourian reported PCF has been on the property trimming over the past two days.
- b. Legislative Changes for ARC Denial Letters- The new legislative changes were discussed. ARC denials must identify the reason for the rejection.
- c. Review Request to add Behr N480-5 Adirondack Blue to the Approved Door Color List
Mike Quinn made a motion to approve the color Behr N480-5 Adirondack Blue to the Approved Door Color List. John Gonzalez seconded. All were in favor.
- d. Process to approve Front Door Paint Colors- The process to approve front door colors was discussed. This will be added to the upcoming rules and regulations change. Rita Ferrara will talk to the ARC committee about how to proceed.
- e. Future CD Rollover process- Julie Francis has spoken to accounting and corporate about adding a new financial institution to the list of accounts. Lang Management corporate advised we would need 60 days to make contact at the bank. John Gonzalez will send a list of 5 financial institutions he would like added to the rates list for investments and management will forward to accounting for research prior to the current CD expiring.
- f. Lang Management Addendum- Chris Addieg made a motion to approve the Lang Management addendum. Charles Gazarek seconded. All were in favor.
- g. Records Retention Policy- Charles Gazarek made a motion to approve the records retention policy for Maidstone that follows state statute 720.303. John Gonzalez seconded. All were in favor.

HOMEOWNER FORUM

A homeowner had comments and questions on the Maidstone wall. An e-blast to the community was discussed for security and safety calls to the sheriff's office. Another homeowner had questions on lakes and engineering. Other homeowners had comments on the Master POA Garden Club and POA Property. Call for candidates, metal roof, water discharge on Commerce Drive and the 2024 annual meeting was discussed.

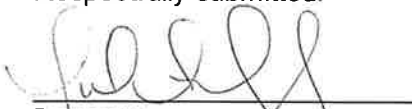
NEXT MEETING DATE

The next meeting will be on September 25, 2024, at 1:30 pm.

ADJOURNMENT:


With no further business to discuss John Gonzalez made a motion to adjourn, the meeting at 1:09 pm Chris Addieg seconded. All were in favor.

Respectfully submitted:



Property Manager
Lang Management Company

Accepted by:



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