

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

**WEDNESDAY, SEPTEMBER 25, 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, 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 the upcoming rules and regulations changes and the recommendations from the ARC committee. A recently denied ARC request was discussed.

**APPROVAL OF PREVIOUS MEETING MINUTES:**

Mike Quinn made a motion to approve the August 14, 2024, meeting minutes. Bill Carr seconded. All were in favor.

**PRESIDENT'S REPORT**

Charles Gazarek updated the Board and members on the upcoming Annual meeting, he plans to send all homeowners who've moved into Maidstone over the past 12-month period a letter to garner involvement. Roofing changes were discussed for the upcoming rules and regulations change. Another lunch for the landscapers was discussed. Chris Addieg made a motion to approve \$100.00 for the landscape lunch. Bill Carr seconded. All were in favor.

**TREASURER'S REPORT**

The August 2024 financials were made a part of the Board package. The AR report was discussed. Chuck Gazarek made a motion to approve the August financials. Bill Carr seconded. All were in favor.

**MANAGER'S REPORT**

Raffi Deradourian reported on the September 5<sup>th</sup> walk through, several roofs are still being monitored for pressure cleaning and nine letters were sent to have roofs pressure cleaned. IPM was asked to check on three items that were discovered on the walk through since they were not able to make the walk through due to vehicle issues.

**COMMITTEES**

- a. ARC – The ARC reports for July and August were made a part of the Board package.
- 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 July 2024 was made a part of the Board package for this meeting.
- e. Neighborhood Watch –There was no report submitted for this meeting.
- f. Social Committee – Charles Gazarek updated on the recent Maidstone gathering. The next gathering will be planned for possibly the end of October. The Dog show themed event is still on the table and may do this when the weather is cooler and drier.
- g. Landscape Committee- Barb Lasher commented on Master POA Landscape Committee meeting, request for Master POA Trimming on the island at the entrance to Maidstone. Comments on sidewalks, uneven paver driveways, Dahoon Holly's, possible vitamin deficiency with Robellini's and trimming around mailboxes were discussed.

### **UNFINISHED BUSINESS**

- a. Unclaimed Security Deposits- Julie Francis is working with accounting on the next steps on how to turn the unclaimed security deposits to the state.
- b. Upcoming Rules and Regulations Change- There was a discussion about the changes requested by the ARC Committee. Chris Addieg has updated the Rules and Regulations based on the ARC committee's recommendations. Roof changes will be added to this before mailing to the members and adoption of the new rules and regulations.

### **NEW BUSINESS**

- a. 2025 Budget- The 2025 Budget was discussed.
- b. Mulch Proposals  
PHL and ABL have both submitted proposals for mulch application. A discussion followed about the two proposals. Chuck Gazarek made a motion to approve the mulch proposal from ABL for \$5.05 per bag, for a total of \$25,452.00. John Gonzalez seconded. All were in favor.

### **HOMEOWNER FORUM**

A homeowner had comments and questions on rules and regulations changes, the Maidstone Irrigation Contract with ABL.


### **NEXT MEETING DATE**

The next meeting will be on October 23, 2024, at 1:30 pm.

### **ADJOURNMENT:**

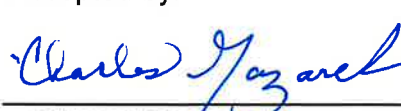
With no further business to discuss Chris Addieg made a motion to adjourn, the meeting at 2:47 pm Mike Quinn seconded. All were in favor.

Respectfully submitted:



Property Manager  
Lang Management Company

Accepted by:



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