

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

WEDNESDAY, APRIL 24, 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 1:34 p.m. Board members present to constitute a quorum were Chris Addieg, Mike Quinn, John Gonzalez, Charles Gazarek, and Bill Carr. Representing Lang Management were Julie Francis and Raffi Deradourian.

HOMEOWNER COMMENTS ON AGENDA ITEMS:

One homeowner had comments on AR Collections.

APPROVAL OF PREVIOUS MEETING MINUTES:

Chris Addieg made a motion to approve the March 27, 2024, meeting minutes. Mike Quinn seconded. All were in favor.

PRESIDENT'S REPORT

Charles Gazarek updated the Board and homeowners on last months discussion on short term rentals. The Master POA has committed to sending letters to the homeowners. They have asked it be added to our documents to be able to enforce it. A discussion was had about how the association moves forward with this issue. Charles Gazarek also updated on the entryway landscape that was recently completed. The Landscape chair had questions on irrigation and the invoice from ABL. Mike Quinn will submit a work order with the Master POA to have the irrigation addressed.

TREASURER'S REPORT

The March 2024 financials were included in the board package and discussed. John Gonzalez updated the Board on the March financials.

MANAGER'S REPORT

Raffi Deradourian updated the board on the recent walk-through. One dead palm was identified, there are also artificial plants and roofs that are being monitored for pressure cleaning.

COMMITTEES

- a. ARC – The ARC report for March 2024 was submitted to management and will be made a part of these meeting minutes. Rita Ferrara updated the Board on an ARC issue with a previously approved ARC Application, and a denied ARC application. Management will send a letter to restore the property for the denied application after the next walk through if the area has not been restored. Charles Gazarek attended the recent Maidstone ARC meeting and gave kudos to the chair for running a great meeting.
- b. Legal – Nothing to report for this month.
- c. Communications Report- Nothing to report for this month.
- d. Welcome Committee- The Welcome meeting report submitted for March 2024 will be made a part of these meeting minutes.
- e. Neighborhood Watch – There was no report submitted for the April Board Meeting package. The Next Neighborhood Watch meeting will be in October/November.
- f. Social Committee – Mike Quinn updated on the Baseball Party today at 6:00 pm.
- g. Landscape Committee- This was covered under President's Report

UNFINISHED BUSINESS

- a. Roofing- Bill Carr provided a Maidstone Roofing Summary report that was made a part of the Board package. The summary was discussed in detail.
- b. Unclaimed Security Deposits- Julie Francis updated that we have successfully refunded \$24,500 since this project started in June of 2023.
- c. Entryway Landscaping- This was covered under President's report

NEW BUSINESS

- a. ABL Proposal to Replace Hedges around Electric Box near 9005 Houndslake
ABL has submitted a proposal to add coco plum hedges and mulch around the electrical box for \$952.50. Charles Gazarek will reach out to ABL to inquire about the proposal.
- b. ABL Hurricane Clean Up Proposal- Chris Addieg made a motion to approve the ABL Clean up proposal for 2024. Mike Quinn seconded. All were in favor.
- c. AR Collections
Lot 29 Collections was discussed- Another NOLA will be sent
Lot 11 Collections was discussed- Another NOLA will be sent

HOMEOWNER FORUM

Homeowners had comments and questions on a wire fence that has been cut on POA property, the Bob O' Link Street sign, and POA vegetation on the Maidstone wall. Another homeowner had questions and comments on irrigation, how long it takes to add homeowner info into Vantaca. The homeowner thanks members of the Board along with Marilyn Tauber who was on TV for a Master POA event.

NEXT MEETING DATE

The next meeting will be on May 22nd, 2024 at 1:30 pm.

ADJOURNMENT:


With no further business to discuss Chris Addieg made a motion to adjourn, the meeting at 2:49 pm Charles Gazarek seconded. All were in favor.

Respectfully submitted:



Property Manager
Lang Management Company

Accepted by:



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