

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

WEDNESDAY, MAY 22, 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, John Gonzalez, Charles Gazarek, and Bill Carr. Mike Quinn was absent. Representing Lang Management was Julie Francis.

HOMEOWNER COMMENTS ON AGENDA ITEMS:

There were no comments from homeowners.

APPROVAL OF PREVIOUS MEETING MINUTES:

John Gonzalez made a motion to approve the April 22, 2024, meeting minutes. Bill Carr seconded. All were in favor.

PRESIDENT'S REPORT

Charles Gazarek updated the Board and homeowners on hole in the Maidstone wall, short term rentals in Maidstone and PGA Village, and irrigation at the entryway.

TREASURER'S REPORT

There was an error in printing and the incorrect financials were made a part of the Board package. Management will ensure this does not happen again. Julie Francis will resend April to the Board. John Gonzalez made a motion to write \$0.63 accounts 033444429, 033444373, 033444668, 033444633. Chris Addieg second. All were in favor.

MANAGER'S REPORT

Julie Francis updated the board on the recent walk-through. Letters were sent to replace a small patch of sod, pressure clean roof, artificial plants, rocks, and pressure cleaning one driveway. Management is working with vendors on all open work orders. We had one complaint about Master tree trimming and a report of the pump making loud noises, these were forwarded to the Master POA.

COMMITTEES

- a. ARC – The ARC report for April was made a part of the Board package.
- 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 April 2024 will be made a part of these meeting minutes.
- e. Neighborhood Watch – There was no report submitted for the May Board Meeting package. The committee will be meeting next week. The next presentation will be in November. The committee is working with Castle Group on a presentation from Allied.
- f. Social Committee – Charles Gazarek updated on the recent Baseball party and its success thanks to Mike Quinn. The next party will be a Dog Show Theme, including a best in show near Bob O' Link. This will probably be planned for July.
- g. Landscape Committee- Barb Lasher had questions on the walk-through days, a question to the Master on replacing a tree near at the right entrance. A concern on the trimming/edging in the community and blowing debris into the shrubs.

UNFINISHED BUSINESS

- a. Unclaimed Security Deposits- Julie Francis updated that we have successfully refunded \$26,000 with \$3,000.00 pending, since this project started in June of 2023. Julie Francis will check on the deposit balance at this time and forward to the Board.
- b. ABL to Replace Hedges around Electric Box near 9005 Houndslake-
ABL submitted a revised proposal for \$615.00 Charles Gazarek made a motion to approve the proposal. Chris Addieg seconded. All were in favor. Julie Francis will speak to ABL about the proper time to plant.

NEW BUSINESS

- a. Ratify proposal to replace 4 Valves-
Chris Addieg made a motion to approve and ratify the proposal from ABL for \$868.41 to replace 3 valves. Bill Carr seconded. All were in favor.
- b. 7313 Bob O Link ARC application- Request to add paint color to approved front door paint colors- Adirondack Blue. A discussion was had about the color of the ARC application. John Gonzalez made a motion to deny the addition of the color. Chris Addieg seconded. All were in favor. Management will send a letter to advise the homeowner.
- c. Visitors in Maidstone- A discussion was had about visitors in Maidstone. John Gonzalez made a motion that if a Maidstone homeowner is going to have a guest for any period of time, and the homeowner will be in full time residents no welcome meeting or forms need to be filled out. Chris Addieg seconded. All were in favor.

HOMEOWNER FORUM

A Homeowner had comments and questions on Master POA landscaping and the pump near the corner of Maidstone and Pumpkin Ridge. Another homeowner had questions on irrigation and a recharge pump, stains on driveways possibly caused by chemicals used by the landscaper. Plantings near the Maidstone wall on POA property wall was discussed.

NEXT MEETING DATE

The next meeting will be on June 26, 2024, at 1:30 pm.

ADJOURNMENT:

With no further business to discuss John Gonzalez made a motion to adjourn, the meeting at 2:36 pm Bill Carr seconded. All were in favor.

Respectfully submitted:



Property Manager
Lang Management Company

Accepted by:



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