



# Maplewood Home Owners Association

## Meeting Minutes

**Appointment:** Monday, July 13, 2009

**Time:** 7:08 p.m. – 8:15 p.m. EST

**Objective:** A monthly forum designed for Maplewood Board of Directors and Homeowners to discuss current affairs that impact the community.

**Meeting called by:** Board of Directors

**Facilitator:** Sheldon Cohen

**Scribe:** Tavia Leonard-Guevara

X	Sheldon Cohen~ President	X	Kurt Callarman
X	Rick Solano~ Vice President	X	Frank Micallef
X	Tavia Leonard-Guevara ~Secretary		
X	Rosemary Rothacker~ Treasurer		
X	Anthony Leone		

### **New Business:**

#### **Call to Order**

- The Maplewood HOA meeting was called to order on July 13, 2009 at 7:08 pm at the Live Oak Preserve Club House.

#### **1. 2009 Financial Report (Rosemary)**

- Rosemary provided information based upon balance sheets dated back for the last three months (quarterly review). *(Individual monthly reports are available when you email Rosemary)*
- Approximately \$1800 was collected this year for past due fees.
- Legal fees consist of \$2300 – 2800 used towards collecting outstand debts.
- Rosemary corresponds with the lawyers on a weekly basis.
- Rosemary and Sheldon are actively engaged in collecting pass due fees.

**2. Paying Fees using Credit Cards (Master/Visa): (Sheldon)**

- Board members discussed the possibility of allowing homeowners to use their credit cards to satisfy debts owned.
- This method would require further investigation based upon some of the following factors involved.
  1. Who would purchase the credit machine; Master HOA or Individual Communities? Frank stated that the Master HOA could purchase the machine however; he would like to see more information on the process.
  2. What are all of the ramifications involved: fees if any, etc?

**3. ID Wristbands for the Clubhouse: (Anthony)**

- Anthony reported residence are required to wear wristbands to access the swimming pool which has been a complete success.
- Plans are underway to extend this process for the usage of the other facilities: Basketball Courts, and Tennis Courts.
- Only residences should have the privilege to use the facilities with the exception of guest accompany a residence. Currently people from other locations are coming in using our facilities which has resulted in damaged property. (basketball hoops)

**4. Master HOA/BrightHouse (Frank/Anthony)**

- Frank reported that talks are underway in approaching a final decision regarding the communications contract with BrightHouse.
- Kurt stated that there have been similar situations with other communities that the debt owed to BrightHouse was waived or absorbed.
- The estimated monthly fee is \$164 which \$85 goes towards the cable company (BrightHouse) alone.
- Frank stated that if everyone pays \$164.00 for the remaining part of this year, then our fees will be reduced. *(How much? It's not clear at this point)*

**5. Management Company/ Green Acres (Sheldon/Anthony)**

- Sheldon asked the question "Who is handling violations?"
- If we cut the grass for our community who will pay for the service?
- Some of the board members have not seen the schedule from Green Acres regarding this issue, and have requested that a process be set in place that defines the parameters.
- Several of the board members reported that Lloyd has not returned any of their calls.
- A list was submitted three weeks ago that list the homes whose lawns need to be cut. Sheldon or Anthony has not received feedback/response from Lloyd regarding this issue.
- We want to see a schedule or process in place that defines the procedures for maintaining lawns for abandoned homes.

- Anthony asked Rodriquez (GreenAcres P.O.C) what is the follow-up procedure regarding violations. We want to know how he is handling top priority cases and if he is following up on them.
- Frank stated that he wants the presidents to receive a spreadsheet that lists all the violations for each community.
- Also, Frank stated that one of the topics for discussion during the next Master HOA would include violations review and the process/schedule currently in place.

**6. Engle (Sheldon)**

- Sheldon asked if we can collect fees from the builder regarding the remaining properties.
- The builder has filed bankrupt and the possibility of collecting/receiving money from the builder is ludicrous at this point.
- Some of the new homes that were just built have already started reporting problems: (roof leakage)
- The builder (subcontractor) is responsible for the new homes. The owners will have to contact the builder or the subcontractor to address these problems.

**7. Website (Sheldon)**

- Our website is available for usage if the Master HOA is interested in posting information.
- The website is fully equipped to handle the volume of data.

**8. Other: Master HOA Meeting (Frank)**

- Frank has requested that each village president lists five topics that they can be discussed during the next Master HOA Meeting.
- Sheldon stated that some people had asked if there's anything legal or illegal about a village board member being the president of the Master HOA Board. (*It's not illegal*)
- Rick contact Harry Lawn Service and find out how much he would charge to cut the abandoned houses. (Include a one -time trimming shrubs fee).
- The board (voted) approved the abandoned lawns be maintained.

**II. Open Forum: (Q& A)**

NTR

**III. Adjournment:**

- Meeting was adjourned at 8:15 p.m.

**IV. Next Meeting:**

Board will resume on September 14, 2009.