


FILED
Feb 20, 2007 8:00 am
Secretary of State

40021130

DOCUMENT # N06000001076						Secretary of State 02-20-2007 90044 045 ****61.25	
1. Entity Name MAPLEWOOD VILLAS CONDO OWNERS ASSOCIATION, INC.				Principal Place of Business 3918 VILABELLA DRIVE SEBRING, FL 33872			
Mailing Address 3918 VILABELLA DRIVE SEBRING, FL 33872				40021130			
2. Principal Place of Business - No P.O. Box #				3. Mailing Address			
Suite, Apt. #, etc.				Suite, Apt. #, etc.			
City & State				City & State			
Zip		Country		Zip		Country	
6. Name and Address of Current Registered Agent KURTYKA, YVONNE 3918 VILABELLA DRIVE SEBRING, FL 33872				7. Name and Address of New Registered Agent Name Street Address (P.O. Box Number is Not Acceptable) City FL Zip Code			
8. The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida. I am familiar with, and accept the obligations of registered agent.							
SIGNATURE _____ <small>Signature, typed or printed name of registered agent and title if applicable. (NOTE: Registered Agent signature required when reinstating) DATE</small>							
Filing Fee is \$61.25 Due by May 1, 2007				9. Election Campaign Financing Trust Fund Contribution. <input type="checkbox"/>		\$5.00 May Be Added to Fees	
Make check payable to Florida Department of State							
10. OFFICERS AND DIRECTORS				11. ADDITIONS/CHANGES TO OFFICERS AND DIRECTORS IN 10			
TITLE NAME STREET ADDRESS CITY - ST - ZIP	P BALLOWE, DOROTHY E 3912 VILABELLA DRIVE SEBRING, FL 33872 <input type="checkbox"/> Delete			TITLE NAME STREET ADDRESS CITY - ST - ZIP	<input type="checkbox"/> Change <input type="checkbox"/> Addition		
TITLE NAME STREET ADDRESS CITY - ST - ZIP	VP WARNER, CINDY 3914 VILABELLA DRIVE SEBRING, FL 33872 <input type="checkbox"/> Delete			TITLE NAME STREET ADDRESS CITY - ST - ZIP	<input type="checkbox"/> Change <input type="checkbox"/> Addition		
TITLE NAME STREET ADDRESS CITY - ST - ZIP	SEC PONTIOUS, KATHY 2901 WYNSTONE DRIVE SEBRING, FL 33875 <input type="checkbox"/> Delete			TITLE NAME STREET ADDRESS CITY - ST - ZIP	<input type="checkbox"/> Change <input type="checkbox"/> Addition		
TITLE NAME STREET ADDRESS CITY - ST - ZIP	TREA KURTYKA, YVONNE 3918 VILABELLA DRIVE SEBRING, FL 33872 <input type="checkbox"/> Delete			TITLE NAME STREET ADDRESS CITY - ST - ZIP	<input type="checkbox"/> Change <input type="checkbox"/> Addition		
TITLE NAME STREET ADDRESS CITY - ST - ZIP	<input type="checkbox"/> Delete			TITLE NAME STREET ADDRESS CITY - ST - ZIP	<input type="checkbox"/> Change <input type="checkbox"/> Addition		
TITLE NAME STREET ADDRESS CITY - ST - ZIP	<input type="checkbox"/> Delete			TITLE NAME STREET ADDRESS CITY - ST - ZIP	<input type="checkbox"/> Change <input type="checkbox"/> Addition		
12. I hereby certify that the information supplied with this filing does not qualify for the exemptions contained in Chapter 119, Florida Statutes. I further certify that the information indicated on this report or supplemental report is true and accurate and that my signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears in Block 10 or Block 11 if changed, or on an attachment with an address, with all other like empowered.							
SIGNATURE: <u>YVONNE T. KURTYKA</u> <u>Yvonne T. Kurtyka</u> <u>2/15/07</u> <u>863.382.0211</u> <small>SIGNATURE AND TYPED OR PRINTED NAME OF SIGNING OFFICER OR DIRECTOR Date Daytime Phone #</small>							

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#N06660061076

Maplewood Villas Condo Owners Assn., Inc.
Annual Meeting Minutes
January 17, 2007

The annual meeting of the Maplewood Villas Condo Owners Association, Inc. met at the home of Yvonne Kurtyka on January 17, 2007 with Dorothy Ballowe, Cindy Warner, Kathy Pontious and Yvonne Kurtyka present. Yvonne Kurtyka received proxies from owners, Anne Bernstein and Decolino and Eva Cajigas

President Ballowe called the meeting to order. Yvonne Kurtyka presented the Budget Report for 2006 and the Projected Budget for 2007. Cindy Warner made the motion and Dorothy Ballowe seconded that we accept the Budget Report for 2006 and the Projected Budget for 2007 with thanks to the treasurer for all her work. Motion passed.

There was a discussion regarding the bank fees that were being charged by Highlands Independent Bank, since we are considered a business account. Yvonne had researched the matter and found that Mid Florida Credit Union would not charge bank fees as long as we kept a balance of \$250 in our checking and savings account respectively. Cindy Warner made the motion and Yvonne Kurtyka seconded the motion to move the account to Mid Florida Credit Union. Motion passed.

The Condo Association Insurance was discussed. Possible alternatives were discussed. A letter from owner, Anne Bernstein was received by Secretary, Kathy Pontious and was shared with the group. The letter suggested that we approach Allstate and ask if all owners in our association move their personal homeowner's insurance to Allstate they might give us a break on the association insurance.

Kathy reported she had contacted Allstate insurance with the proposal. They said they had little control of this and would not be able to work out such an agreement. They shared with her that this was the only company that would insure our group.

It was also reported that the State of Florida Legislature was working hard to monitor the insurance industry in Florida and Allstate noted that by Monday of next week, there may be some changes in insurance.

A discussion was held regarding Officers and Board of Directors for the coming year. Yvonne made the motion and Cindy seconded it that the Officers and Board of Directors remain the same for 2007. Since there was no one else available to assume the positions the motion passed.

A motion was made by Yvonne Kurtyka and seconded by Kathy Pontious to amend the by-laws to state that the Annual Meeting of the association would be held at "the most convenient date in January of each year". Motion passed.

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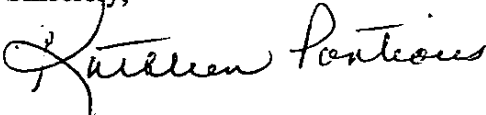
A discussion was held regarding lawn mowing and maintenance. The group agreed to hire Gale Helms to take care of these responsibilities for \$200 a month, which is what we were paying the last individual. Ms. Helms will be hired to do trimming and maintenance as needed. Cindy Warner volunteered to monitor the need for extra work needed in this category.

The group also discussed lowering the electric bill used by the pool filter. Cindy Warner reported that it was running a lot. During the meeting, Kathy Pontious called the individual who is taking care of the pool and asked her to check the timer on the motor of the pool filter. They said they would check it the next time they came to service the pool.

Yvonne Kurtyka noted she had received a card from the State of Florida that we had to file our annual report each year as a corporation. There would be a fee involved. Kathy Pontious offered to go online, print out the form, complete it and give it to Yvonne so she could send it with a check to the State of Florida. The deadline is May 1, 2007.

Yvonne Kurtyka made the motion and Kathy Pontious seconded the meeting be adjourned. The meeting was adjourned at 3:30 p.m.

Sincerely,



Kathleen Pontious, Secretary