

# 2008 NOT-FOR-PROFIT CORPORATION ANNUAL REPORT (AR)

**FILED**  
**Feb 25, 2008 8:00 am**  
**Secretary of State**

02-25-2008 90062 043 \*\*\*\*61.25

**DOCUMENT # N06000001076**



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



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

4. FEI Number

59-2499665

Applied For

Not Applicable

5. Certificate of Status Desired ☐

**\$8.75** Additional  
Fee Required

1st MOORE

CR2E037 (10/07)

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

Signature, typed or printed name of registered agent and title, if applicable.

(NOTE: Registered Agent signature required when resigning)

DATE

**FILE NOW: FEE IS \$61.25**  
**Due By May 1, 2008**

9. Election Campaign Financing  
Trust Fund Contribution. ☐

**\$5.00** May Be  
Added to Fees

**Make Check Payable to:**  
**Florida Department of State**

10. OFFICERS AND DIRECTORS

TITLE P ☐ Delete  
NAME BALLOWE, DOROTHY E  
STREET ADDRESS 3912 VILABELLA DRIVE  
CITY-ST-ZIP SEBRING FL 33872

TITLE VP ☐ Delete  
NAME WARNER, CINDY  
STREET ADDRESS 3914 VILABELLA DRIVE  
CITY-ST-ZIP SEBRING FL 33872

TITLE SEC ☐ Delete  
NAME PONTIOUS, KATHY  
STREET ADDRESS 2901 WYNSTONE DRIVE  
CITY-ST-ZIP SEBRING FL 33875

TITLE TREA ☐ Delete  
NAME KURTYKA, YVONNE  
STREET ADDRESS 3918 VILABELLA DRIVE  
CITY-ST-ZIP SEBRING FL 33872

TITLE ☐ Delete  
NAME  
STREET ADDRESS  
CITY-ST-ZIP

TITLE ☐ Delete  
NAME  
STREET ADDRESS  
CITY-ST-ZIP

11. ADDITIONS/CHANGES TO OFFICERS AND DIRECTORS IN 10

TITLE CINDY WARNER ☒ Change ☐ Addition  
NAME 3914 VILABELLA DRIVE  
STREET ADDRESS SEBRING FL 33872  
CITY-ST-ZIP

TITLE VP ☒ Change ☐ Addition  
NAME DOROTHY BALLOWE  
STREET ADDRESS 3912 VILABELLA DRIVE  
CITY-ST-ZIP SEBRING FL 33872

TITLE ☐ Change ☐ Addition  
NAME  
STREET ADDRESS  
CITY-ST-ZIP

TITLE ☐ Change ☐ Addition  
NAME  
STREET ADDRESS  
CITY-ST-ZIP

TITLE ☐ Change ☐ Addition  
NAME  
STREET ADDRESS  
CITY-ST-ZIP

TITLE ☐ Change ☐ Addition  
NAME  
STREET ADDRESS  
CITY-ST-ZIP

12. I hereby certify that the information supplied with this filing does not qualify for the exemptions contained in Section 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: YVONNE KURTYKA Yvonne Kurtika 2/14/08 863.382 0211

ATTACHMENT

40031902

# N06000001076

Minutes of 2008 Annual Meeting  
Maplewood Villas Condo Owners Association  
Sebring, Florida

The meeting was called to order at 2:05 pm on January 19, 2008 with the following owners present: Anne Bernstein, Yvonne Kurtyka, Cindy Warner, Dorothy Ballowe, and Kathy Pontious. Yvonne Kurtyka received a proxy for Decolino and Eva Cajigas.

Yvonne Kurtyka, Treasurer, gave the 2007 Budget Report and noted a carry over amount of \$3581.52 to 2008. Yvonne explained the expense of \$1200 appraisal must be done every two years. Allstate requires this. Since we did it last year, we will not have to have another appraisal this year. Dorothy Ballowe made the motion and Ann Bernstein seconded the 2007 budget be approved as read. The motion passed.

A discussion was held regarding the proposed budget for 2008. It was noted that we have a total of \$1550.00 outstanding Association Dues from two tenants, which we had assumed we would have to cover our expenses. Cindy Warner made the motion and Kathy Pontious seconded that the Proposed Budget be accepted as written.

The group agreed that we pursue legal action, contact the lawyer and the courts regarding unpaid association dues and the Secretary will notify the tenants of their obligation to pay unpaid association dues by February 15, 2008 by 12 midnight. Notification should be sent certified mail.

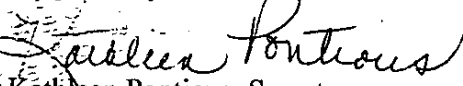
A discussion was held on how to cover the large cost of the Condo Insurance of approximately \$ 8000 by May 1. The motion was made by Yvonne and Anne seconded that owners be assessed a one time fee of \$450 due March 1, 2008. Though it is very difficult for many owners to handle this extra cost, the motion passed unanimously. This assessment is in addition to regular association dues.

Dorothy Ballowe's resignation as president of the association was accepted with thanks. The motion was made and seconded that the following slate of officers be elected for the 2008 calendar year:

President – Cindy Warner  
Vice President – Dorothy Ballowe  
Treasurer – Yvonne Kurtyka  
Secretary – Kathy Pontious

The motion passed. The group discussed purchasing energy efficient light bulbs for the outside lights to insure we are paying the lowest amount possible for electrical costs. Dorothy, Yvonne and Cindy will handle this. The meeting adjourned at approximately 3:15 pm to a social hour of coffee and apple pie donated by Yvonne Kurtyka.

Respectfully Submitted,

  
Kathleen Pontious, Secretary