

MAPLE LEAF HOMEOWNERS' MEETING MINUTES

MONDAY – FEBRUARY 6, 2017

Presiding: V.P. Donna Sheppard with President Rick Hull.

Meeting called to Order @ 9:30 a.m.

1. WELCOME NEW HOMEOWNERS IN ATTENDANCE: #509 Phyllis Dalglish
2. MINUTES OF THE LAST MEETING: Minutes accepted as distributed.
3. MESSAGE FROM THE PRESIDENT Rick Hull: Yeah Patriots!; noted season flying by- Spaghetti Dinner, Flea Market, Pancake Breakfast; AGM on Feb. 27 –be sure to vote; MLE Corp owns six lots and plans to put a spec home on #69 to start collecting lot rent; thoughts and prayers are with friends and families of Janet Gettel (#58) and Shirley Bordenkircher (#879) who recently passed.
4. GENERAL MANAGERS UPDATE by John Bradley: Welcome to new homeowners and renters; Announced welcome gathering on Wednesday, 10 a.m. in Country Club for renters; Events coming up including St. Pat's Day; Good weather season with little rain but that means less water available, reducing residential watering to 1x per week, please conserve; Be sure guests are familiar with and abide by Park rules; Last month for discount on tax bill; Lot rent increases went into effect January 1; Give wide berth to garbage trucks, watch mechanical arms, trucks have blind spots; Be safe walking and riding, ride with traffic and walk against traffic; New merchandise (with or without logo) is available in Pro Shop; Golf memberships: 436 total, 221 A, 198 B and 17 light play; Restaurant offers daily specials; Clubs-don't advertise alcohols sales in event promotional ads and flyers; Fitness Center has 7 treadmills, a new elliptical to be added in 2017, volunteer trainer not available at this time, passes are non-transferable; Real estate: 6 homes sold, 15 pending; Office is about to process space requests for the year; MLE directories available in the office; Presidents Day Feb. 20 office will be closed; *Charlotte Sun* article and portrayal of U.S. and Canadian flags was in poor taste; Scams-be overly cautious, don't give out bank account info, medical info, social security number, be aware of questions requiring YES or NO answer, recorded and used for fraudulent authorizations; Thanks to all volunteers who do so much for the park. Donna Sheppard also added to be cautious of emails with a 'Click Here' link- instead, log in to the site with your own account and password.
5. GROUNDS AND GOLF COURSE UPDATE: Nancy Miller is away. Lawn mowing this week.
6. CORPORATE WEBSITE / REAL ESTATE by Mike Smith and John Meissner: Mike gave an overview for newcomers on how to get a log in ID and password for the MLE website, highlighted the new tab, "Videos of Special Events," under Board which include videos of board meetings, homeowner meetings and information sessions; other highlights include the Proximity address list below the Park map, Celebrity Series featuring Terry Lee Goffee on March 10 & 11, and Summer Movie Festival trial on Feb. 17. John Meissner provided information about the real estate office, open 7 days a week, volunteers are helping with calls, MLE offers a unique lifestyle and agents have a unique ability to communicate about the Park, please visit the office or call with questions, free home evaluations are available.

7. CPR TRAINING by John Skeoch (#414): emphasized the importance of CPR and encouraged certification; classes scheduled Feb. 14 & 21 from 9 a.m. to noon; sign up sheets at Post Offices, CanAm and Charlotte Center bulletin boards; congratulated residents and staff who completed training; quick response in an emergency is critical, be prepared to be a first responder.
8. RESIDENT INPUT: 1) **Ray Connell** (#742) invited those interested in the motorcycle committee to sign up by Friday, Feb. 10 or to email him with input; 2) **Jim Wessinger** (#927) reported that several members of the Finance Advisory Committee would have preferred to comment on the scope of the golf course and irrigation project rather than just the financing; 3) **Cork Hile** (#634) reviewed the procedures if a certificate holder wishes to change their ballot, presented compounded cost of interest over 22 years plus golf course annual operational deficit, noted that Option 4 would likely decrease membership and increase deficit, board members have fiduciary responsibility and defined that relationship, favored Option 3 as most timely and fairest but encouraged everyone to vote, recommended changing Bylaw 13 back to its original status, requested his notes be entered in the minutes; 4) **Director John Anderson** (#810) responded, honored freedom to discuss and freedom to vote, noted the Financial Advisory Committee mandate approved in Feb. 2016 did not include a yes/no review of the project, Board has responsibility to protect assets and investments on behalf of homeowners, golf course is crown jewel of assets, agreed that Option 4 will likely decrease membership and undermine the work the Golf Membership Committee is currently doing with success, Board recommends Option 1 as fairest, homeowners should understand alternatives and vote; 5) **Chris Canning** (#408) reported on success of Membership Committee efforts including reducing golf course deficit to \$61K in 2016 and increasing memberships, trends are reversing, ask homeowners to please vote, committee will find a way to make outcome work; 6) **Denise Cucaro** (#574) expressed concern about thresholds to Queensway and Charlotte Center and door to Charlotte Center pool, difficult for those in wheelchairs; 7) **Phyllis Dagleish** (#509) looked to clarify 22-year mortgage, if interest rates rise are we locked in or could reserves then be used? **Director Jeff Stapledon** (#762) responded, current mortgage was 25-year amortization with 10-year term, 7 years left, possible that interest rates could rise, believes Option 1 is fairest but vote your conscience, 8) **Director Mike Smith** (#497) can loan be pre-paid at end of term? Jeff responded yes. 9) **John Hooton** (#225) asked what the balance of the current mortgage would be in 7 years at the end of term. **John Anderson** replied less than \$7M. 10) **Judi Bohrer** (#224) why are non-golfers being asked to pay? **John Anderson** replied that all certificate holders share the cost of maintaining the assets and amenities of the park though not all use all facilities. **Mike Smith** referenced a study that indicates home values are 15 to 40% higher when there is a golf course. 11) **Lois Davidson** (#479) felt the process was rushed, not enough people consulted, no yes/no vote, other clubs pay a share of maintenance fees for their facility.
9. CLUB ANNOUNCEMENTS: 1) Enid Lunt (by Donna Sheppard) – Newcomers Welcome, Mon. Feb. 13, 10:30 a.m. CanAm Sun Deck; 2) Karen Binding (#675) see *Accents* for info on yoga sessions, Square Dance Valentine’s Party, Feb. 14, 7 p.m.; 3) Anita Meissner (#1068) NY State Night Feb. 18, 5 to 8 p.m.; 4) Donna Sheppard for Garden Club – guest speaker topic “Bees,” see Ch195 for details.

Meeting Adjourned at 11:00 a.m.