

MAPLE LEAF HOMEOWNERS' MEETING MINUTES

MONDAY – NOVEMBER 13, 2017

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

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

1. MOMENT OF SILENCE-Remember friends and loved ones no longer with us. Let's not forget the men and women who are serving in the world's troubled spots to protect our freedom. Donna shared a story of her son, a Navy veteran, receiving a handmade quilt in thanks for his service.
2. Please silence your cell phones.
3. WELCOME NEW HOMEOWNERS IN ATTENDANCE: Kathie Gove (#879), Jim (& Joan) Ritchie (#495), Liv & Kjell Myran (#169), Karen & Mike Graves (#862), John & Barbara Pignataro (#292), Paul Kelly & Wendy Kearse (#344), Tony & Vicky Stam (#1095), John Casey (& Ron Logel) (#882), Wyn & Loretta Griffith (#747), Bernadette (& Don) Gowland (#378), Joe & Sheila Osebold (#625), Tom & Martha Lashbrook (#561), Martin (& Jane) Smyth (#910).
4. MINUTES OF THE LAST MEETING: Minutes of April 3, 2017 accepted as distributed.
5. MESSAGE FROM THE PRESIDENT Rick Hull: welcomed everyone back; recapped summer weather and Hurricane Irma experience, thanked John Bradley and staff for preparation, inspection and clean up, and gave special recognition to Danny Calgaard & Roberto Suarez for their efforts on-site during the storm; thanked Capt. Frank Phillips and all involved for Veterans Day ceremony; recapped improvements in the Park, thanked Carol Hebert & Marge Hull for summer coffee hours; Party in the Park a wonderful event, thanks to John & Marie Manchester, Dave Zakikian and the army of volunteers; clarified Golf information: 1) pricing structure for 2017-18 is temporary for 5-month season, 2) 2017-18 policies and pricing were approved by the board to provide a level playing field for all during the short season; unlimited play will be available next season, 3) committed to public consultation for setting 2018-19 golf membership policies and pricing; information sessions planned for Dec. 5, Jan. 4 and a date in early February to be announced; rates will then be set at March 21, 2018 Board of Directors Meeting.
6. GENERAL MANAGERS UPDATE by John Bradley: welcome back to snowbirds and to new homeowners; congratulated veterans and thanked them for their service; awarded Best of the Best for 21st year; hurricane season – a few weeks left, keep guard up; property tax bills – note discounts if paying early; recapped projects including new pickleball courts and shade structures for pickleball, tennis, and shuffleboard, new bocce carpet; Channel 195 accessible via Comcast or website; home sales year-to-date: 70 closed, 2 pending, low inventory of 19 homes for sale, price range \$47,250-\$173,000k, average \$105,000, great demand for rentals, all Corporate lots sold and now producing rent, recommend using MLE sales associates; Fitness Center – time to renew, still \$40; Thanksgiving buffet tickets on sale \$25 inclusive; Pro Shop-sign up for memberships, important to follow cart rules, shop has new apparel, early holiday shopping; Golf course-spraying times will be posted; trees were toppled due to saturated ground, stumps will be removed during renovation with heavy equipment; reminder about proper disposal of needles – not in trash, get special

containers; safety-avoid climbing ladders, consider hiring someone rather than risking injury, don't climb on rocks on golf course – beware water moccasins; take care of equipment – chaises get stained from suntan lotion, use towel; 2018 phone books not ready yet, will post when ready on Ch195 & website, still have 2017 copies, please don't share with contractors; update your emergency forms in the office, if needed; losing some staff to full-time, year-round positions; handicap parking spaces–don't park in diagonal lines; aluminum posts at Pro Shop are now spring loaded; please support Toys for Tots; financial status is good through end of October; reminder that Board members are volunteers-arrange appropriate time to discuss issues, not during social events.

7. **GROUNDS AND GOLF COURSE UPDATE** by Nancy Miller: traffic near pickleball courts/maintenance area-use caution; don't use dumpster for residential trash, residential pick up is free, dumpster is not; irrigation is now running from one pump station, low pressure, limiting irrigation to 1x/week, renovation will address; call office w/irrigation issues and flagging, please draw map to reduce repeat requests; lawn mowing – 3 cuts this month; parkette maintenance behind schedule, using temp help; golf course project is on schedule; will be spraying fairways with Round Up in February and March prior to renovation, spraying times will be posted (Feb. 20, 3 to 6 p.m. and Mar. 6 & 22, 3 to 6 p.m.), golf course will be closed during those times, safety study results will be made available; John Carpenter returning as Assistant Golf Course Superintendent; follow cart rules, fill your divots, rake bunkers, fix your ball mark and one other.
8. **REPORTS FROM DIRECTORS:** 1) Gary Kobel thanked members of the Retail Committee and highlighted the many events planned at the Country Club for this season, emphasized the need for advance ticket purchases, provided forms to sign up for email list. 2) Mike Smith gave a website presentation and orientation, and instructed how to sign up for *Accents* list to receive emergency notices, detailed upcoming movie nights and celebrity series, thanked volunteers, seeking volunteers to help cover real estate sales office. 3) Shauna Platt welcomed new agent Vicky Teel, reported on status and advantages of using MLE agents. 4) Dave Rowan introduced this year's Election Committee members: Link Hersey (chair), Debbie Leshner, Jim Harrison, and John Lock, and encouraged candidates to run.
9. **CLUB ANNOUNCEMENTS:** 1.) Linda Zakikian, Library, asked that donated books be published in 2000 or later; volunteers needed Nov. 20. 2.) Enid Lunt, Welcome Committee, invited newcomers to gathering on Nov. 20. 3.) Geri Church reported on dinner shows planned for Jan. 13 and Feb. 25, Latin Cardio and Hootnanny. 4.) Eden & Court Wells, Annual Xmas Tree Lighting Party Dec. 3, ticket sales start next Monday, entertainment by keyboard orchestra & Maple Leaf Singers. 5.) Joe Potter, Pickleball Club, membership drive this afternoon, \$30 dues, coaching on Wednesday afternoons. 6.) Lindsay Brannon, Tennis Club, Taste of Tennis Nov. 19; thanked John Bradley and staff, and donated \$7,400 for materials for tennis court improvements made over the summer. 7.) Carol Cogan, Arts & Crafts – sign up on Sunday; Dec. 2 is holiday bazaar. 8.) Peg Dwyer, Garden Club-meets 2nd Saturday in Can Am, guest speaker each month, Norm Harrison new president, dues \$5/year.
10. **RESIDENT INPUT:** 1.) Ted Gardner (#1037) expressed concern over speeding in the park and suggested systems to control. 2.) Joe Kosar (#770) asked about the absence of a yes/no vote on the golf course renovation. Response: Board is responsible for maintaining the assets of the corporation, and approved the project based on resident committees' recommendations. Vote was to determine method of financing. 3.) JoAnne Niven (#826) pointed out the new golf memberships, policies and fee structure are contrary to Bylaws. Response: Board will review. 4.) Norman Harrison (#1047) questioned what accommodations will

be made for parking now that Lot #1 has sold. Response: employees will park at Can Am and be shuttled back and forth; visitors will pull beyond island, and residents can park golf carts on Huron. 5.) Bernie Derencin (#467), former 9-year board member, affirmed resident expert input to golf course renovation; encouraged single price structure for next season; encouraged residents to get involved and run for the board. 6.) John Shaw (#359) articulated a need for attention to ponds, ecosystem and wildlife in the park. 7.) Kathy Provost (#1042) asked how the golf membership deficit would be addressed. Response: Has been no discussion of assessment. Board will address in 2018 budget; information sessions are planned for December, January and early February to plan for 2018-19 season. 8.) Sharon Hoover (#241) shared opinion that current golf memberships are neither fair nor equitable. Response: the memberships are temporary and will be revisited for next year, in consultation with resident input. 9.) Drew Robertson (#1008) suggested that Homeowners Meetings be held in the afternoon or rotated between morning and afternoon. Response: the Board will discuss. 10.) Paul Smith (#673) questioned the term of the mortgage (22 years) versus the lifespan of the golf course. Response: fairways cannot be depreciated, greens have a 15-year lifespan and irrigation system much longer. 11.) Karen Hamilton (#367) asked whether minutes and record of votes from previous Board Meetings are available. Response: written minutes of all meetings, and videos of Board Meetings and Homeowners Meetings are posted on the MLE website.

Meeting Adjourned at 11:48 a.m.

Turn your cell phones back on