

# MAPLE LEAF HOMEOWNERS' MEETING MINUTES

MONDAY – JANUARY 8, 2018

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.
2. Please silence your cell phones.
3. WELCOME NEW HOMEOWNERS IN ATTENDANCE: Phil & Ann Thomas (#768), Debra (& Mark) Tamburro (#384).
4. MINUTES OF THE LAST MEETING: Minutes of December 4, 2017 were accepted as distributed.
5. MESSAGE FROM THE PRESIDENT Rick Hull: commented on unseasonably cold weather; recent Information Session was well attended, received golf feedback which the Golf Committee is processing, results will be presented at February 8 Info Session, final input, new memberships/rates to be presented at March 21 Board of Directors Meeting; Dave Zakikian arranged a presentation to the Board from CSI, an intermediary to assist with researching and negotiating fiber optic installation and service, no obligation unless a contract is signed with a provider, planning town hall meetings on March 8, #1-550 at 1 p.m., #551+ at 3 p.m. to keep community informed; have requested a new ramp to be installed near the handicapped parking space at the Can Am post office; deadline to declare candidacy for the Board is 4 p.m. today.
6. GENERAL MANAGERS UPDATE by John Bradley: weather improving after 60" of rain in 2017; MLE won Best of the Best for 21<sup>st</sup> time, congrats to homeowners for this achievement; update your picture ID in the office, legally required to keep current, MLE subject to inspection; Board approved 2018 operating & capital budgets, copies available in the office; lot rent increase notice sent for occupancy agreement or D lease, please pay correct amount; tax discounts for early payment; make sure visitors know and comply with MLE rules, supervise your guests; call 911 first, not Maintenance Dept., in the event of emergency, then call gate; seven AEDs available throughout Park; CPR & First Aid training scheduled for staff and available to homeowners for \$40; give way to emergency vehicles; complaints re golf carts driving on neighbor's lot, please attempt to resolve between homeowners; slow down and adhere to 15mph speed limit; liability prohibits loaning tools to homeowners; CC & Sandbar open 7 days; Nancy Miller to expand on golf course project; shared info re safe use of Round Up; renters can get golf memberships; support Pro Shop; twilight rates after 3 p.m.; Pro Shop merchandise 25% off, goal to deplete prior to closing, spend \$100 or more and earn free round of golf with cart; special offers on GPS for carts; Queensway pool closed due to 220 line failure; home sales-79 in 2017, 1 sale and 5 pending so far this year, low inventory, high demand; phone books ready soon; thank you to Communication Group, Phil Banforth (Ch195) and Donna Sheppard (*Accents*) for all their work; please download copy of *Accents* to reduce printing cost of \$10k annually; Renters reception in CC tomorrow at 9:30 a.m.; FLAROC meeting on Jan. 17, 9:30 a.m. open to all homeowners, attorney Scott Gordon presenting; all bulletin board notices must be approved/stamped by office before posting; Toronto All-Star Big Band performing Feb. 1 in Venice, for those interested.
7. GROUNDS AND GOLF COURSE UPDATE by Nancy Miller: lawn mowing 1x/week in January and February, 2x/week in March; provided extensive research on use of Round Up, U.S. & FL EPA approved, most widely

used herbicide worldwide, not toxic to humans, CAUTION on label is lowest warning category, will be applied by licensed applicators, no re-entry for 12 hours (overnight), will postpone if windy; residents with sensitivity should plan to be away from Park during posted spraying times; see Nancy for further info or with questions.

8. PRESENTATIONS: 1.) **Mike Comba** (#554), **Natural Resources Committee**-provided background on committee, invited new members, participating in Audubon Green Community Program, completed 40-page application with 5 programs/tracks, achieved highest Nature Award, presented plaque to president Rick Hull. 2.) **Joe Potter** (#967), **Pickleball Club**-very happy with new courts, club now has 100 members, invited all to try out pickleball on Friday from 1 to 3 p.m., club repaid \$4,500 to cover cost of sun shade, well in advance of two-year agreement.
9. REPORTS FROM DIRECTORS: 1) **Mike Smith**, MLE website: thanked Betsy & Dennis Ausel of Photography Club for holiday pictures on website; highlighted new Golf Rejuvenation Project button to watch progress; profile pictures for directory can be sent to support@mapleleafgcc.net; Celebrity Series offers two acts, one night each, Divas on Jan. 17; Wednesday movies Jan. 24, Dunkirk, and Jan. 31, Bladerunner; Jerry Connelly at CC on Saturday, free admission, \$15 buffet; recapped website hits and most-visited pages. 2.) **John Meissner, Real Estate**-61 listings sold in 2017, 41 listed by MLE agents; avg. list price \$116,400, avg. sale price \$110,800, avg. \$95/sq. ft.; upkeep and maintenance key to preserving home value; free estimates available.
10. RESIDENT INPUT: 1.) **Norm Harrison** (#1047) shared experience working with Ocean Spray, cranberry harvest from bogs using Round Up approved for domestic use only, not accepted internationally. Donna Sheppard commented that MLE is not working with food products. 2.) **John Skeoch** (#414) requested greater transparency re cost of golf course project and bid process, suggested report in *Accents*. 3.) **Jane Close** (#608) objected to water vending machines in Sandbar, suggested using water pitchers for tables. 4.) **Chris Lippitt** (#350) believes flat \$10/month lot rent increase across four lot classes is unfair and should be proportionately increased; requested Bylaw change be considered. John Bradley stated the occupancy agreements were changed in 2002 from percentage based, and current owners would be grandfathered under their current agreement.
11. CLUB ANNOUNCEMENTS: 1.) **Dave Warren** (#250), **Photography Club**-Jan. 12 meeting, Dennis Ausel presenting at Jan. 12 meeting, all welcome; Sunset photo shoot Jan. 19 at Bayfront Park. 2.) **Enid Lunt** (#14) **Newcomers Welcome Committee**-listed committee members, next gathering Jan. 15 at 10:30 a.m. in CC. 3.) **Heather Comba** (#554) **Lawn Bowling**-open house this afternoon. 4.) **Norman Harrison** (#1047) **Garden Club**-Saturday morning, retired Master Gardener presents "Gardening Psychology"; need volunteers for pancake breakfast fundraiser. 5.) **Larry Close** (#608) **Fire Club**-Spaghetti Dinner Jan. 22, \$8 pp, see members. 6.) **Pat McEvoy** (#987) **Flea Market**-Jan. 25 & 26, bike auction 2 p.m. on Jan. 25, proceeds to be used to purchase new AED, chairs for Phil; send written requests for money to Pat.

Meeting Adjourned at 10:55 a.m.

Turn your cell phones back on