

# MAPLE LEAF HOMEOWNERS' MEETING MINUTES

MONDAY – April 1, 2019

Presiding: V.P. Mike Smith with V.P. Gary Kobel. Meeting called to Order @ 9:30 a.m.

1. MOMENT OF SILENCE - Mike opened the meeting with a moment of silence to remember friends and loved ones no longer with us, and the men and women who are serving in the world's troubled spots to protect our freedom.
2. WELCOMED NEW HOMEOWNERS IN ATTENDANCE: Doug (& Heather) Reid #444; Frank DiDomizio (& Helen) #313.
3. MINUTES: Minutes of March 4, 2019 were corrected and accepted.
4. MESSAGE FROM THE VICE PRESIDENT Gary Kobel: provided an update on Rick Hull's improving condition; commented on excellent retirement dinner in honor of John Bradley and thanked Dave Warren for taping the event for Rick to watch; reported on the status of the GM search committee, in-person interviews with five candidates scheduled for the next day; informed all of temporary closures of the Country Club during electrical upgrade and sprucing up – dates to be announced; discussed resident input – if unable to immediately answer question, topic will be assigned to a director(s) for research and follow up, and will be included in the minutes of the meeting.
5. GENERAL MANAGERS UPDATE by John Bradley: snowbirds – see checklist for closing your home for the summer, Charlotte County Utilities can shut off water before the meter if requested, please arrange for trash pick up – don't leave in Park dumpsters; Queensway Center will be closing for the summer and Country Club /Sandbar will go to summer hours – info on both will be announced on Ch195; home sales – 26 sold and 14 pending so far this year, average price \$126K; recapped upcoming capital projects including road engineering, drainage and paving, Woodworkers & CanAm P.O. renovations, Queensway flooring, Country Club upgrades; please check lost & found; pick up completed space requisitions. Thanked all volunteers who do so much for the Park.
6. GROUNDS AND GOLF COURSE UPDATE by Chris Spence: last tournament of the season held yesterday; thanked grounds staff for great work; busy, long, hot summer coming up; palm tree trimming scheduled – please remove any items that might get damaged; flagging requests should be made at the office so a work order can be prepared; annuals will be planted in May; introduced two new employees, Dave Boyce and Bob Nicholas, replacing Tom Vida and Paul Wakeford; two mowings scheduled for April; expressed thanks to John Bradley for his support and wished safe travels to those departing.
7. RESIDENT INPUT:
  - a) Joanne Niven (#826): 1) made several comments about the Fitness Center and volunteered to join the Health & Fitness Committee. Director/Chair Tim Redmond will follow up. 2) Bylaw revisions – suggested any proposed change have the backing of 100+ residents before putting forward to the members for a vote. Director/Chair Martin Smyth responded that the Documents Review Committee is reviewing bylaws for contradictions this year; committee is currently filled. V.P. Gary Kobel stated the board would raise the question at Thursday's meeting, and refer to the committee. Copies of current bylaws are available on the website and at the Park office.
  - b) Sheri Mattie (#412): 1) complained that irrigation flagging requests have gone unanswered for three years, and that a nearby home has faulty irrigation flowing into the street. John Bradley will follow up. 2) posited that the corporation should have a policy for inspecting abandoned/vacant homes to protect

neighbors from termites and other pests, and have control over work done by contractors flipping homes. Gary Kobel responded that the board will be working on an advisory for buyers re inspections that should be done, and that the seller is responsible for disclosing any current issues with the home. The board will discuss the suggestion of a policy for inspecting vacant homes.

- c) Pat Buckley (#383) questioned why only one attorney handles all real estate transactions, representing both the buyer and the seller, and suggests this is a conflict of interest. John Bradley responded that this is a standard procedure, working in the corporation's interest, and the attorney can handle the transaction for both the buyer and seller. He will pose the conflict of interest question to the corporation's attorney.
- d) Ann Winkels (#469) after thanking the board for their service, offered the following suggestions: 1) creating a gift shop, 2) developing a liability waiver for encounters with wildlife, 3) implementing a ban on Styrofoam and plastic, 4) addressing the sewage odor at the Charlotte Pool, 5) purchasing a larger capacity washer at the Charlotte pool, 6) revisiting the 3-year rental limit, 7) offered to wash dishes for any group to avoid using plastic. Referred as follows: #1-Activities Committee, #2, 3-Natural Resources Committee, #4-addressed by John Bradley, odor has been a problem for many years, civil engineers have been unable to solve, will continue to troubleshoot, #5-add to board agenda, #6-board to discuss.
- e) Lynn Sabin (#658) asked if on/off sensors could be installed for Charlotte Center lights. John Bradley will handle.

#### 8. CLUB DONATIONS/REPORTS:

- a) David Hill, Merrymakers to history project, Garden Club & Communications Club.
- b) Jan Collins, Lawn Bowling to Garden Club, Ch195, Park office, Communications Club.
- c) Betty Owens, Ladies Bridge to Ch195.
- d) Karen Binding, Square Dance to MLE Corporation.
- e) Karen Binding, Yoga to \$100 Ch195, \$100 to history project, \$396 to MLE for atomic clocks.
- f) Judy Sheehan, ML Singers to Communications Club.
- g) Helen Neal, Keyboard Orchestra to MLE for copyright and printing, Communications Club, history project, and bereavement committee.
- h) Jeff Papiez, Tennis to Communications Club and history project.
- i) Tim Redmond, Duplicate Bridge to MLE for new tables in CanAm.
- j) Tom Kanigan, history project update – thanked all clubs for donations, writing almost completed, editing begun, book will be 200+ pages with color photos. Donations will help to keep cost down.

#### 9. DIRECTORS REPORTS:

- a) Gary Kobel, Restaurant – final wings & things this week, CC to be spruced up, details for implementing \$100 assessment to be worked out, more info to come over summer.
- b) Karen Hamilton, Treasurer – Tammy is working with consultant to format standard reports, i.e. “Finance at a Glance.” Reported restaurant revenue was \$11k over budget in January. Recapped major purchases including new security truck, fairway mower, utility cart and top dresser. Currently getting bids on road construction projects.
- c) Mike Smith, Website :
  - Web archive includes photos from HO meetings, Celebrity Series, & many special events.
  - SSL certificate – website is now secure, <https://>
  - Celebrity Series – need new volunteers, otherwise will be discontinued
  - Summer HO Coffees – Jolene Smith will organize
  - Send news/updates/photos to [support@mapleleafgcc.net](mailto:support@mapleleafgcc.net)
  - Viewed Sandbar menu & specials
  - Last movie night features “Mr. Church”

Meeting Adjourned at 11:02 a.m.