

## MAPLE LEAF HOMEOWNERS' MEETING MINUTES

TUESDAY – NOVEMBER 12, 2019

Presiding: V.P. Activities Mike Smith with V.P. Gary Kobel. Meeting was called to order by Mike Smith at 9:30 a.m. 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.

1. WELCOMED NEW HOMEOWNERS IN ATTENDANCE: Diane & Bob Welch #535, Frank & Joan Henningsen #389, Hal & Lorraine Robins #1034, Mike & Lynn Searby #525, Joe & Joanne Anderson #243, Kathy & Trevor Dudley #868, Steve Yoder #733, Sue & Len Gregoire #1074, John & Lynne Walker (in transit) #542, Dave Comrie #343, Kevin & Linda Nivala #371.
2. WELCOME COMMITTEE – Enid Lunt invited newcomers, residents and renters to the upcoming gathering on Monday, Nov. 18 at 10 a.m. in the Country Club.
3. MINUTES: Minutes of April 1, 2019 were accepted as distributed.
4. MESSAGE FROM THE VICE PRESIDENT Gary Kobel: provided an update on Rick Hull's condition per Marge, and extended an offer of assistance on behalf of the Board and Maple Leaf community when needed; commented on excellent events – Veterans Day, Party in the Park – and thank all the participants, clubs and volunteers involved; all residents are welcome at the Newcomers Gathering – can always learn something new about Maple Leaf; reported on restaurant pricing – staff and committee are working on a detailed analysis of costs, requested everyone's patience and support; Information Meeting – Nov. 21, 1 to 3 p.m. - will cover \$100 restaurant fee, CenturyLink and website advertising; thanked Communications Group for all their efforts – all meetings are videotaped and available on the website.
5. SUMMER PROJECTS: Gary presented slides showcasing all the remodeling done in the Country Club, and thanked the committee for their efforts. Almost all work was done in-house by Wade Osborn and maintenance crew, which saved tens of thousands of dollars. A plaque was presented to them in appreciation for their work and they received a standing ovation by the homeowners in attendance.
6. RESTAURANT REPORT by Gary Kobel: Residents will be billed \$100 on Jan. 2, when paid it is credited to their account and can be drawn down as used for food & beverage purchases; collection efforts will begin March 30 for unpaid fees; at end of year, unused amounts will be transferred to the Corporation as income. Committee is developing a takeout/delivery service for residents with mobility issues, seeking volunteers willing to assist with deliveries.
7. HI-SPEED INTERNET by Dave Zakikian: work commenced Oct. 1, introduced Maggie Silva and Ronald Smith, representatives from CenturyLink who gave an overview of progress, scheduling and troubleshooting. Nearly 55,000 feet of cable have been placed in hand-dug trenches; project is on schedule, targeted for completion by end of January. Installation in homes will be done in two stages – pre-wire and activation. A Q&A session followed. More details and an opportunity for questions at the Information Meeting on Nov. 21.
8. GENERAL MANAGERS UPDATE by Mitch Krach: offered congratulations and thanks to all involved in recent events; noted final weeks of hurricane season; \$173 sewer fee removed from property tax bills; Country Club renovation complete, purchased new china and glassware; working with Port Charlotte Building Department on permits for Woodworkers Shop; road paving to complete today; Charlotte P.O. spruced up; automatic doors installed at CC entrance and restrooms; new plan to address drainage on McKenzie to be done by year-end; new gate entry/access system to be installed; home sales – 82 closed, 6 pending, average prices are up, high demand for rentals; renew Fitness memberships-still only \$40; introduced new F&B manager Mandy Santana, looking for additional restaurant staff; Thanksgiving buffet

Nov. 20, purchase tickets at office; all activities to continue – happy hour, karaoke, Thursday entertainment, etc., please support the Country Club and Sand Bar; reminder to sign up for golf membership; thanked all volunteers and the community for all they do.

9. GROUNDS AND GOLF COURSE UPDATE by Chris Spence: traffic and safety concerns around Maintenance area and pickleball courts, asked residents to be careful and go to the office first and have them radio staff if needed; please don't dispose of yard waste and trash in maintenance dumpsters; CenturyLink is fixing irrigation after digging, please place work orders at the office if needed; repairs on hole #11 scheduled for Nov. 25; plan to raffle off remaining granite tee markers, proceeds to benefit hurricane relief efforts in the Bahamas, details to follow; mowing this week and first week of December, please hold off on holiday decorations until after then.
10. PRO SHOP REPORT by Nathan Wilson: memberships are available, men's and ladies' leagues on Tuesdays, Wednesdays and Thursdays, tournament on Sunday to benefit cancer research, cost \$125 includes golf, lunch and dinner, silent auction available; Nine and Dine scheduled for Nov. 24; Member/Member tournament Dec. 6 thru 8; prepaid accounts are now available.
11. RESIDENT INPUT:
  - a) Jolene Scofield (#678) – recapped work of the Garden Club, featured Calendar Girls calendar for sale, \$10.
  - b) Pat Brown (#340) – paving issues, drainage, bubbling and deterioration on Queens Ct. Mitch to address.
  - c) Rosemary Ballard (#682) – annual Christmas tree lighting Dec. 1, 4 p.m., Queensway featuring keyboard orchestra and Maple Leaf Singers, tickets on sale Monday, Nov. 18, 1-3 p.m., CanAm.
  - d) Buddy Brosseau (#354) – commented on pricing in CC/SB and an unreported incident in Fitness Center. Gary Kobel replied that pricing is being worked on, and will look into details of the incident.
  - e) Sharon Hoover (#241) – complained of drainage problems on McKenzie/Mohawk. Also, noted that happy hour is lightly attended and requested 2 for 1 offer be reinstated. Mitch replied there is a plan to correct the drainage and should be completed by the end of the year. Restaurant pricing is being reviewed.
  - f) Miriam Carter (#736) – reported uneven blacktop on Queensway. Directors replied the work is not yet completed.
12. DIRECTOR REPORTS:
  - a) Karen Hamilton, Treasurer – recapped September end of month results, \$402k positive to budget, income from CenturyLink (\$166K), Golf (\$103k), SB/CC (\$22k), home sales (\$37k); Capital projects funded with contingencies, \$540k spent to date, on budget for end of year. Repairs to gazebo will be planned for in 2020 budget.
  - b) Mike Smith, Website: reviewed the Member section with info for new homeowners, thanked summer volunteers and contributors to Facebook page, reviewed November activities, showcased photos from Party in the Park.
13. CLUB REPORTS:
  - a) Pat McEvoy – Santa Claus parade Dec. 23, start & finish at CC, live entertainment, parade participants get seated first; Flea Market Jan. 30 & 31; New homeowners – please use voucher to get name tags, reminder to all to please wear them.
  - b) Tom Kanigan – gave an update on the history book, expected to be ready early January, 150 pages, cost under \$20, looking to reach out to former residents, please email contact info to Tom.
  - c) Holly Paulson – Arts & Crafts membership and class registration Sunday, Nov. 24, 1-2:30 p.m., new clubs include drawing, cross stitch, knitting and more.
  - d) Barb Corbett, Bingo: thanked all volunteers and made donations to: Communication Club, Ch195, Garden Club, Fire Club, Pickleball Club and MLE Corporation.
  - e) Phyllis Telfer (#465) – thanked the Bereavement Committee for their care following the loss of her husband.

Meeting Adjourned at 11:25 a.m.